

Real Estate Auction

GOOD RANCH LAND CLOSE TO ELK CITY, OKLAHOMA

SATURDAY, JUNE 11, 2016 • 10:00 A.M.

SALE LOCATION: Opera House at Old Town Museum Complex, 2717 W 3rd, Elk City, Oklahoma (Watch for auction signs)

TRACT #1: AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of this special ranching property located close to Elk City, Oklahoma. This special property would be a good addition to any ranching operation. We invite you to attend this special auction.

LEGAL DESCRIPTION: S/2 NW/4 & N/2 SW/4 & N/2 NW/4 & NW/4 NE/4 of Section 29, Township 10 North, Range 20 W.I.M., Washita County, Oklahoma (surface only)

PROPERTY LOCATION: From Intersection of Highway 152 and Highway 6 (Triggers), Go 2 Miles East on Highway 6, then 2 miles North on County Road # 2030, then 1 mile East on County Road #E1170 Road to Northwest corner of property. (Watch for auction signs)

PROPERTY DESCRIPTION: This property consists of 280 acres M.O.L. and is located close to Elk City and would be a good addition to a ranching operation. The property is surrounded by good fences and has a rural water hook-up. The property is primarily native and improved grasses with approximately 65 acres of cropland. If you are searching for a ranching property close to Elk City, Oklahoma, we invite you to attend this special auction.

NICE COUNTRY ACREAGE CLOSE TO ELK CITY

TRACT #2: AUCTIONEER'S STATEMENT: It is a privilege to conduct this auction with Western Oklahoma Realty of this special country acreage close to Elk City. If you are searching for a country acreage for a homesite that offers the benefits of country living with access to Elk City, we invite you to attend this special auction.

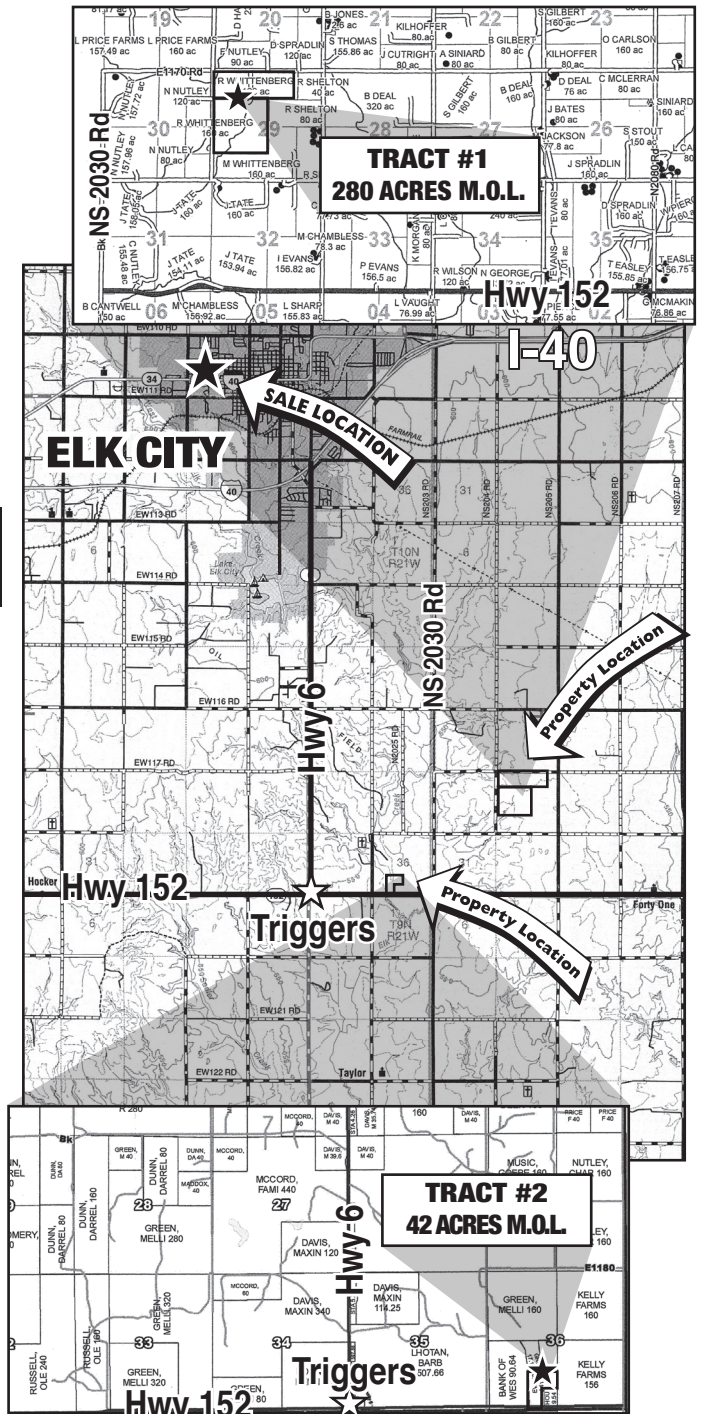
LEGAL DESCRIPTION: 42 acres M.O.L. in SW/4 of Section 36, Township 10 North, Range 21 W.I.M., Beckham County, Oklahoma (Surface only)

PROPERTY LOCATION: From intersection of Highway 152 and Highway 6 (Triggers), go 1.3 miles East on Highway 152 to property located on North side of road. (Watch for auction signs)

PROPERTY DESCRIPTION: This country acreage consisting of 42 M.O.L. acres would be a nice country homesite or acreage with the benefits of country living and close to Elk City.

REAL ESTATE TERMS: 15% of the purchase price will be placed in escrow day of sale. Real Estate will be conveyed by Warranty Deed. Possession will be at closing. All measurements are approximate.

BROKER PARTICIPATION INVITED: Broker must pre-register client 48 hours in advance of auction.



MLS

MR. & MRS. RON WHITTENBERG & OTHERS

MLS

Gene Cobb Auction & Realty

Richard E. Cobb, CAI, AARE • Auctioneer/Real Estate Broker • Certified Appraiser

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Rhett D. Cobb • Licensed Auctioneer • Real Estate Broker - Texas & Oklahoma

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We Act As Agents & Agents Only • Not Responsible For Accidents • Any Announcements Made Sale Day Supersede All Other Announcements

Every effort has been made to assure the accuracy of the information with no guarantee of authenticity.

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AND TO VIEW MORE PICTURES OF THIS SALE: <http://www.genecobbauction.com>

