

Real Estate Auction

GOOD HUNTING, RANCHING, AND FARMING REAL ESTATE SOUTHEAST OF SAYRE, OKLAHOMA

SATURDAY, JUNE 25, 2016 • 10:00 A.M.

SALE LOCATION: Beckham County Activity Barn, Sayre, Oklahoma (East of Historic Beckham County Courthouse) Watch for Auction Signs

PROPERTY LOCATION: From Highway 283 and County Road #E1210, South of Highway 283 and Interstate 40, the property is located 2 miles East, 1 mile South on CR N1890 and .75 miles E on CR E1220 to the property on North side of the road. (Watch for auction signs)

LEGAL DESCRIPTION: 159.88 acres in Southeast Quarter of Section 14, Township 9 North, Range 23 W.I.M., Beckham County, Oklahoma (Surface Only)

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of this special hunting, ranching and farming real estate located Southeast of Sayre, Oklahoma. The property offers numerous opportunities for the hunter, rancher or farmer searching for real estate close to Sayre, Okla. We invite you to this special auction.

TRACT #1: East Half of the Southeast Quarter of Section 14, Township 9 North, Range 23 W.I.M., Beckham County, Oklahoma

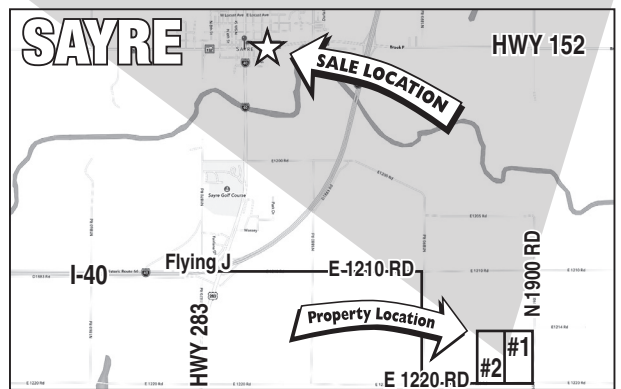
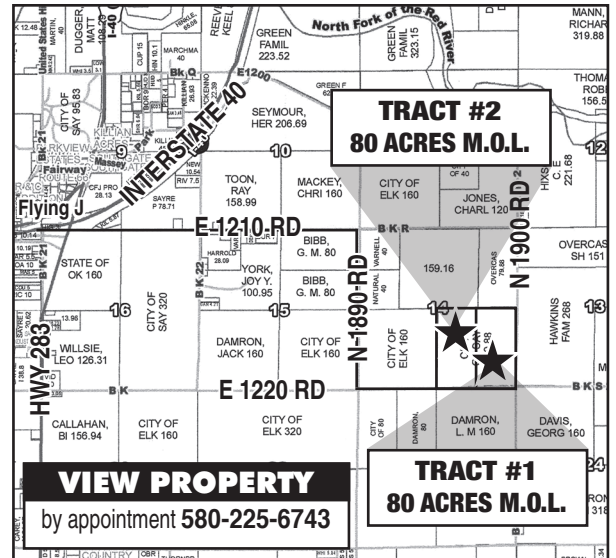
PROPERTY DESCRIPTION: The property is being offered in an 80 acre tract M.O.L. to allow everyone the opportunity to purchase a special property that would be a good homesite, special hunting property, or a good addition to a ranching or farming property. There is a nice barn on this property.

TRACT #2: West Half of the Southeast Quarter of Section 14, Township 9 North, Range 23 W.I.M., Beckham County, Oklahoma

PROPERTY DESCRIPTION: The property is being offered in an 80 acre tract M.O.L. to allow everyone the opportunity to purchase a special property that would be a good homesite, special hunting property, or a good addition to a ranching or farming property.

REAL ESTATE TERMS: (Water rights reserved by seller) 15% of the purchase price will be placed in escrow day of sale. Property 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

CITY OF SAYRE

MLS

Gene Cobb Auction & Realty

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

580-225-6743 • P.O. Box 982 • Elk City, Oklahoma 73648

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

806-206-1554 • P.O. Box 763 • Canyon, Texas 79015 • Texas Broker # 0549348 • TDLR # 16204 • Oklahoma Broker # 142951

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>