

Real Estate Auction

SPECIAL FARM LAND LOCATED ON ELK CREEK CLOSE TO ELK CITY, OKLAHOMA

SATURDAY, JULY 9, 2016 10:00 A.M.

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

AUCTIONEER'S STATEMENT: It is a privilege to conduct this auction of good farmland located close to Elk City, Oklahoma. This one of a kind property would be a good addition to any farming operation. This property is some of the best producing farm land located on Elk Creek. We invite you to attend this special auction.

TRACT #1:

LEGAL DESCRIPTION: Northeast Quarter (NE/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 2 Miles East on Highway 152, Then 1/2 mile North on County Road #2030 to property located on West side of road. (Watch for auction signs).

PROPERTY DESCRIPTION: This property consisting of 160 acres M.O.L. is located close to Elk City and would be a good addition to a farming operation. The property is productive farmland that has Elk Creek crossing the property.

TRACT #2:

LEGAL DESCRIPTION: Southeast Quarter (SE/4) of Section 36, Township 10 North, Range 21 W.I.M., Beckham County, Oklahoma less 4 acres for highway (surface only)

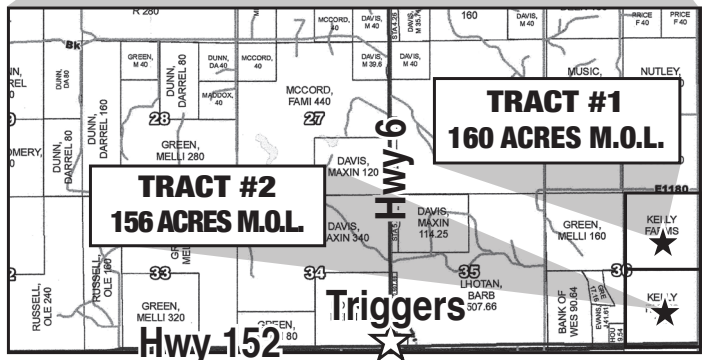
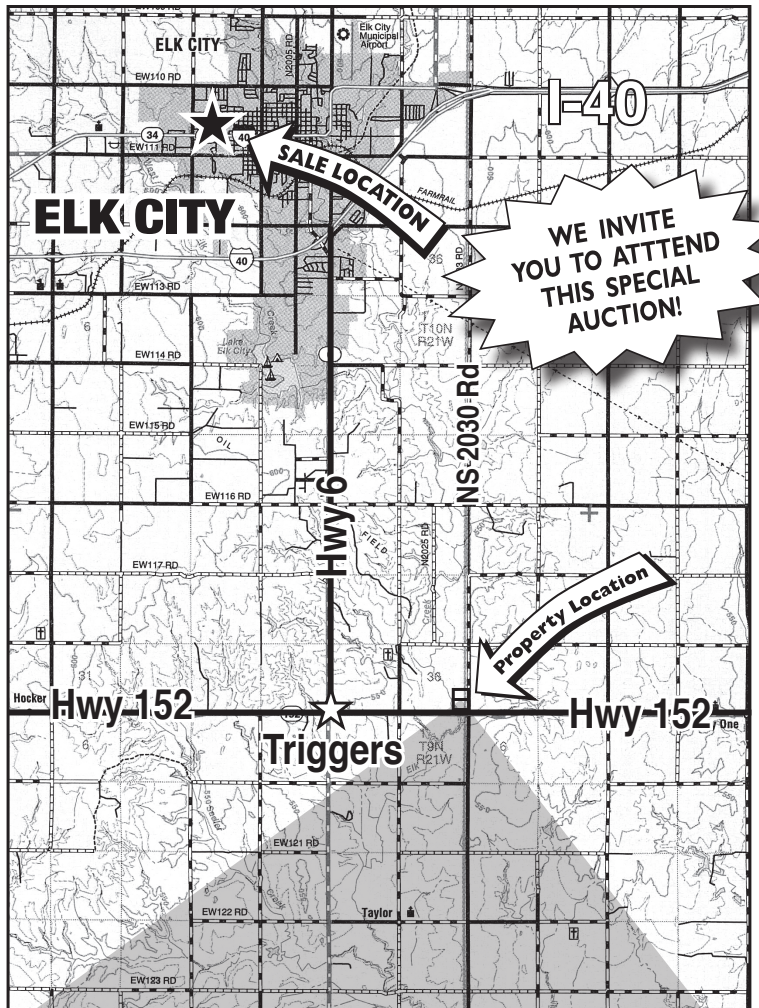
PROPERTY LOCATION: From Intersection of Highway 152 and Highway 6 (Triggers), Go 2 miles East on Highway 152. (Watch for auction signs).

PROPERTY DESCRIPTION: This property consisting of 156 acres M.O.L. is located close to Elk City and would be a good addition to a farming operation. The property is productive farmland that has Elk Creek crossing the property.

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.



KELLY FARMS



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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