

# Real Estate Auction

**SPECIAL ROGER MILLS HUNTING, FARMING AND RANCHING PROPERTY IN THE DEMPSEY COMMUNITY**

**SATURDAY, AUGUST 27, 2016 10:00 A.M.**

**SALE AND PROPERTY LOCATION:** From the Intersection of Highway 283 and County Road #E1040, go 4.5 miles west on County Road#1040 to the property located on the North side of the road. (Watch for Auction Sign).

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the auction of this special property in the Dempsey community that includes 140 acres M.O.L of hunting and improved grassland with cropland in CRP. This is a special hunting, farming and ranching property, you should definitely consider this property. We invite you to attend this auction.

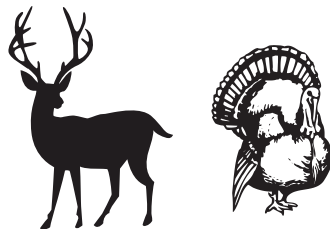
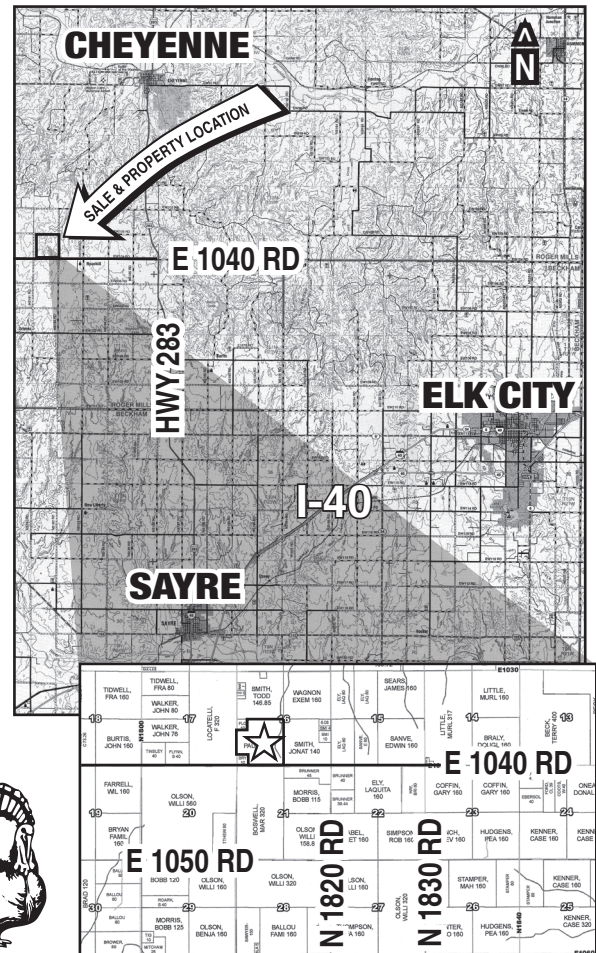
**LEGAL DESCRIPTION:** 140 Acres M.O.L. in SW/4 of Section 16, Township 12 North, Range 24 W.I.M., Roger Mills County, Oklahoma (Surface Only)

**PROPERTY DESCRIPTION:** The property located in the Dempsey community consists of 140 acres M.O.L. and is located close to Cheyenne. The property has CRP investment income. The CRP contract expires Sept. 30, 2017. There are 2 water wells and pond on the property.

**REAL ESTATE TERMS:** 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

**OWNER: PAULINE SMITH FAMILY**

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**Sale Conducted by 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**

**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>**

