

Real Estate Auction

2 SPECIAL TRACTS OF WASHITA COUNTY CROPLAND SOUTHEAST OF ELK CITY, OK. AND SPECIAL RANCH LAND & HOME SITE LOCATED SOUTH OF MERRITT

SATURDAY, SEPT. 10, 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 the auction of these 3 special properties that include ranch land and crop land close to Elk City, Oklahoma. This would be a good addition to a ranching or Farming operation or a good homesite close to Elk City, Merritt & Canute.

TRACT #1:

LEGAL DESCRIPTION: Northwest Quarter of Northwest Quarter (NW/4 NW/4) in Section Five (5) & Northeast Quarter of Northeast Quarter (NE/4 NE/4) in Section Six (6), Township 9 North, Range 21 W.I.M., Beckham County, Oklahoma (Surface Only).

PROPERTY LOCATION: From Intersection of Highway 152 and Merritt Road Go 3/4 of a mile east to the property located on the south side of the road (Watch for Auction Signs)

PROPERTY DESCRIPTION: This property consists of 79.02 acres of ranchland which would be a good addition to a ranching operation or a nice location for a home with livestock.

TRACT #2:

LEGAL DESCRIPTION: East Half of Southeast Quarter (E/2 SE/4) in Section 28, 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 5 Miles East on Highway 152, then 1 mile North on County Road # 2060. (Watch for auction signs)

PROPERTY DESCRIPTION: This special cropland includes 80 acres of good cropland that has previously been in wheat. It would be a good addition to a farming operation or a special homesite with an acreage. We invite you to attend this special auction.

TRACT #3:

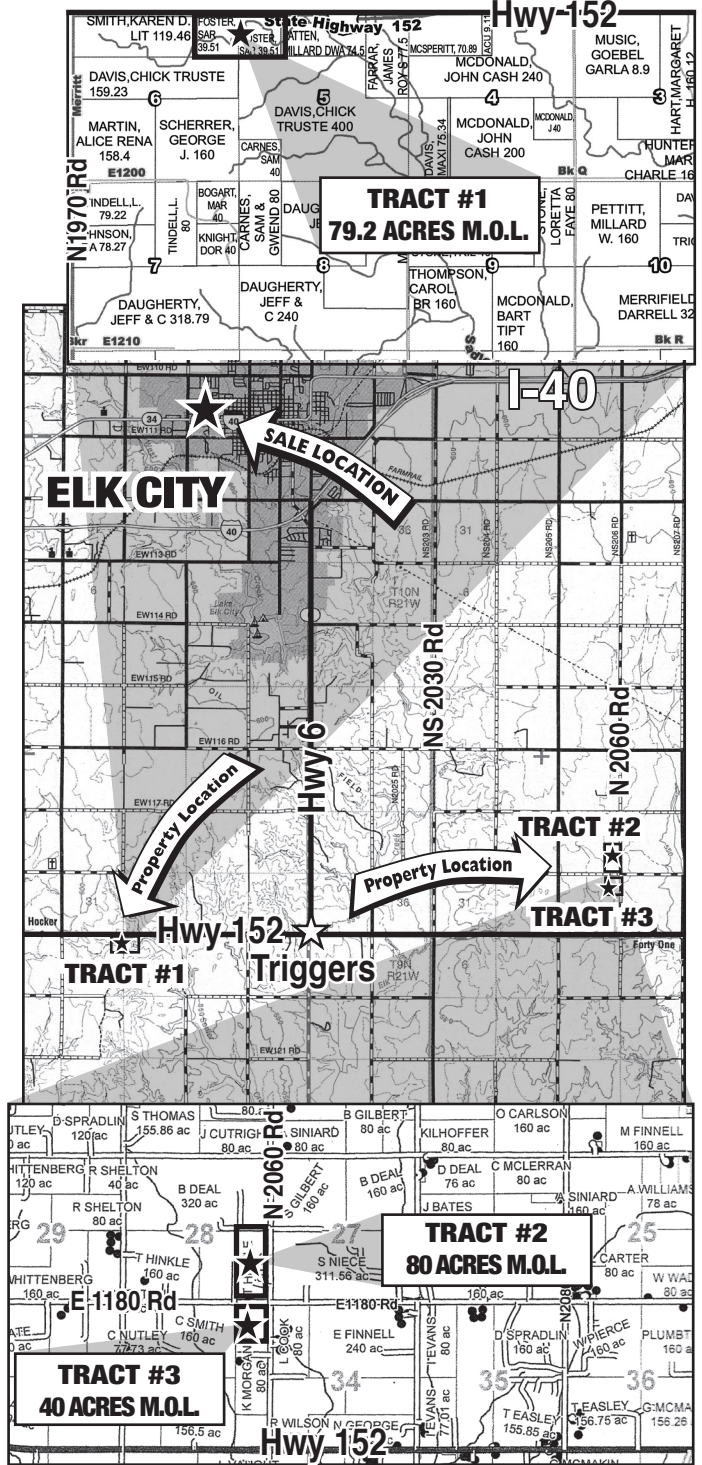
LEGAL DESCRIPTION: Northeast Quarter of the Northeast Quarter (NE/4 NE/4) in Section 33, Township 10 North, Range 20 W.I.M., Washita County, Oklahoma (Surface only)

PROPERTY LOCATION: From Intersection of Highway 152 and Highway 6 (Triggers), Go 5 Miles East on Highway 152, then 1 mile North on County Road # 2060.. (Watch for auction signs)

PROPERTY DESCRIPTION: This special cropland includes 40 acres of good cropland that has previously been in wheat. It would be a good addition to a farming operation or a special homesite with an acreage. We invite you to attend this special auction.

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 SARA K. FOSTER & TISDAL AND OPAL HINKLE TRUST MLS

Gene Cobb Auction & Realty

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

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

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