

# Real Estate Auction

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

**SATURDAY, SEPTEMBER 24, 2016 • 10:00 A.M.**

**SALE & PROPERTY LOCATION:** From the Intersection of Highway 47 and Highway 30 (Go 1/2 mile north on County Road #N1730 Road to the property located on the east side of the Road. (Watch for Auction Sign)

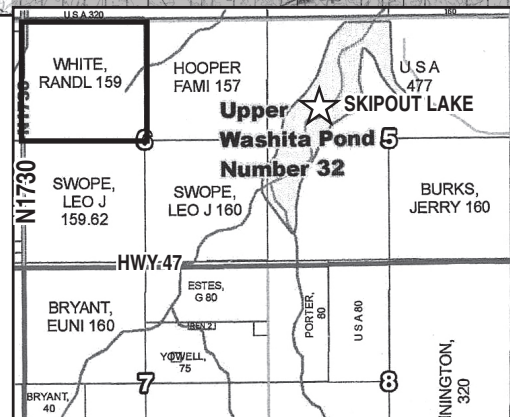
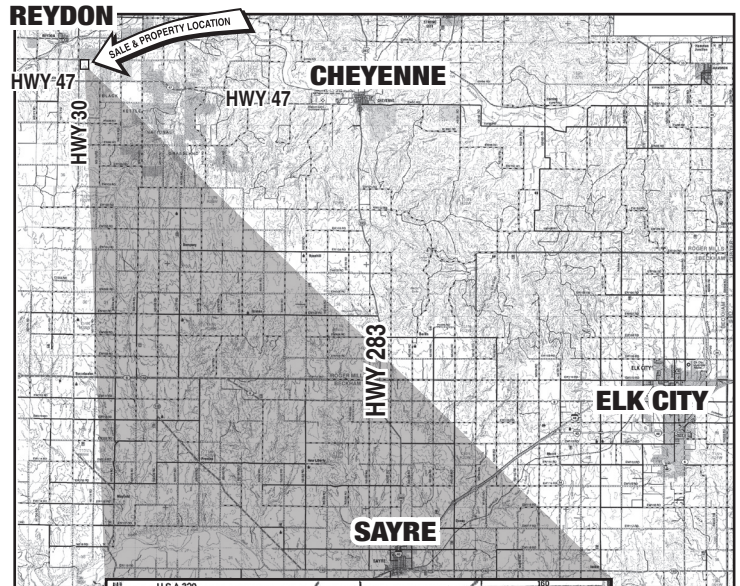
**LEGAL DESCRIPTION:** 159 Acres M.O.L. in Northwest Quarter (NW/4) of Section 6, Township 13 North, Range 25 W.I.M., Roger Mills County, Oklahoma (Surface Only)

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the auction of this special property in the Reydon community that includes 159 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. The property is close to Skipout Lake and the Black Kettle National Grassland with great recreational opportunities. We invite you to attend this auction.

**PROPERTY DESCRIPTION:** The property consists of 159 acres M.O.L. and is located close to Reydon. The property includes 72.03 acres in CRP program that generates approximately \$33.32 per acre. The CRP contract expires on September 30, 2021.

**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 WE INVITE YOU TO ATTEND THIS SPECIAL AUCTION! 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>**