

Real Estate Auction

**160 ACRES of SPECIAL FARMLAND WEST of ERICK, OKLAHOMA AND
320 ACRES of GOOD FARMLAND LOCATED in the DELHI COMMUNITY**

SATURDAY, OCTOBER 1, 2016 • 10:00 A.M.

SALE LOCATION: Beckham County Activity Barn, Sayre, Oklahoma (East of the Historic Beckham County Court House)
Watch for Auction Sign

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of these two special properties located in Beckham County, Oklahoma. There is 158.16 acres M.O.L. of farmland located west of Erick, Oklahoma that would be a good addition to a farming and ranching operation. There is 317.5 acres M.O.L. of farmland located east of Delhi, Oklahoma that would be a good addition to a farming and ranching operation. If you are searching for good farming and ranching property near Erick and Delhi, Oklahoma, you should definitely consider this property. We invite you to attend this auction.

TRACT #1: LEGAL DESCRIPTION: 158.16 Acres M.O.L. in Lots 3 & 4 and East Half of Southwest Quarter (E/2 SW/4) in Section 31, Township 9 North, Range 25 W.I.M., Beckham County, Oklahoma (Surface Only)

PROPERTY LOCATION: From the intersection of Highway 30 and County Road #E1250, Go east .75 miles to the property located on the north side of the road. (Watch for Auction Signs).

PROPERTY DESCRIPTION: The property located in the Erick community consists of 158.16 acres M.O.L. of good farmland and is located within one mile of Erick, Oklahoma. The property would be a good addition to a farming and ranching operation.

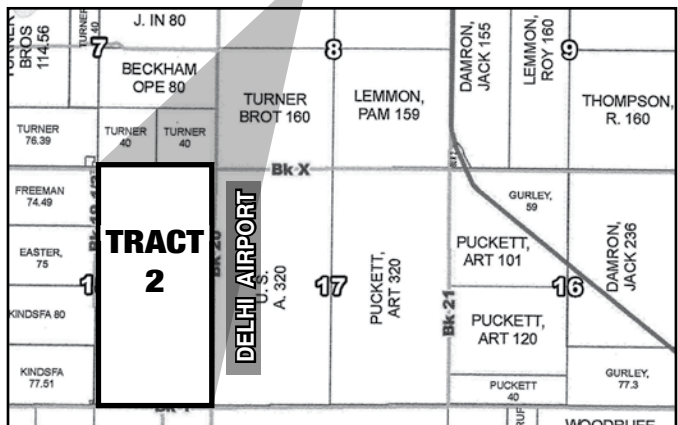
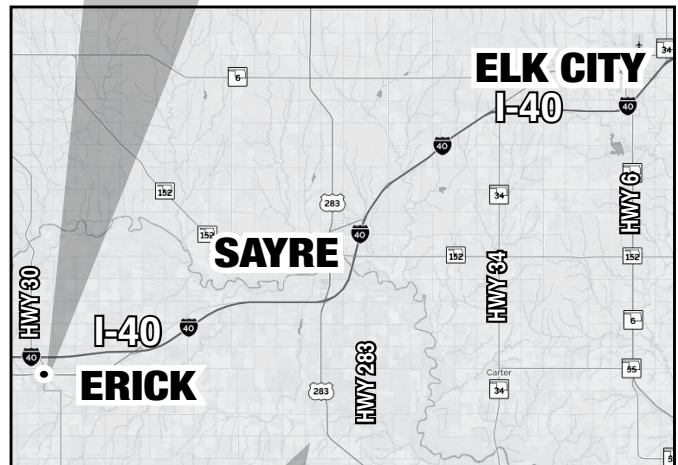
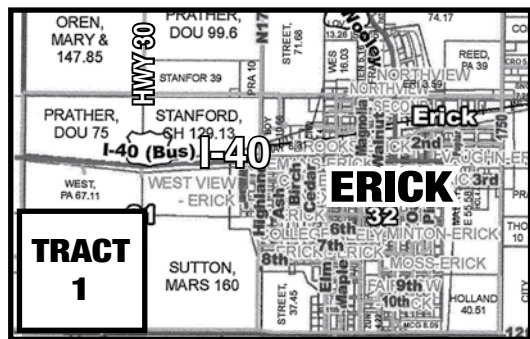
TRACT #2: LEGAL DESCRIPTION: 317.50 Acres M.O.L. in East Half (E/2) of Section 18, Township 8 North, Range 23 W.I.M., Beckham County, Oklahoma (Surface Only)

PROPERTY LOCATION: From the Intersection of Interstate 40 and Highway 283 (Flying J), Go 6 miles south to intersection of Highway 283 and County Road #1270 (Delhi Road), Go One Mile West on County Road #1270 to the property located on the south side of the road. (Watch for Auction Signs)

PROPERTY DESCRIPTION: The property located in the Delhi community consists of 317.50 acres M.O.L. of good farmland located west of the Delhi Airport. The property would be a good addition to a farming and ranching operation.

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.



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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>**