

Real Estate Auction

SPECIAL ROGER MILLS COUNTY HUNTING AND RANCHING PROPERTY IN THE DEMPSEY COMMUNITY

SATURDAY, OCTOBER 15, 2016 • 10:00 A.M.

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of these 3 special properties in the Dempsey Community that include a total of 480 acres M.O.L. of hunting and ranching property. These are hunting and ranching properties that offer many opportunities, you should definitely consider these properties. We invite you to attend this auction.

SALE LOCATION: Roger Mills Ag Pavilion, 300 North Fair Barn Road, Cheyenne, OK.

PROPERTY LOCATION: From the Intersection of Highway 283 and County Road #1040, go 4 miles West on County Road #1040 to County Road #N1820, then 1 mile North on County Road #N1820 to the property located on the west side of the road. (Watch for Auction Signs)

TRACT #1: LEGAL DESCRIPTION: 160 acres M.O.L. in SE/4 of Section 9, Township 12 North, Range 24 W.I.M., Roger Mills County, Oklahoma (Surface Only)

PROPERTY DESCRIPTION: The property located in the Dempsey Community includes 160 acres M.O.L. and is located close to Cheyenne and the Black Kettle National Grassland. The property is prime hunting and ranching property with a natural spring that is a primary source of water for the Sergeant Major Creek. Deer, turkey and quail are located on the property which offers prime hunting potential. The property has good native and improved grasses that would be a good addition to a ranching operation.

TRACT #2: LEGAL DESCRIPTION: 160 acres M.O.L. in SW/4 of Section 9, Township 12 North, Range 24 W.I.M., Roger Mills County, Oklahoma (Surface Only)

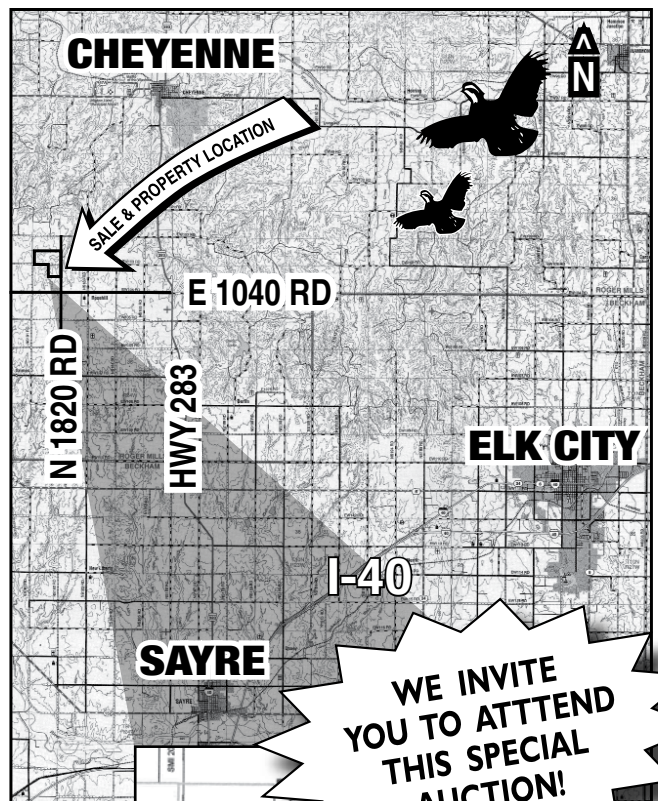
PROPERTY DESCRIPTION: The property located in the Dempsey Community includes 160 acres M.O.L. and is located close to Cheyenne and the Black Kettle National Grassland. The property is prime hunting and ranching property with a windmill. There are deer, turkey and quail located on the property.

TRACT #3: LEGAL DESCRIPTION: 160 acres M.O.L. in NE/4 of Section 16, Township 12 North, Range 24 W.I.M., Roger Mills County, Oklahoma (Surface Only)

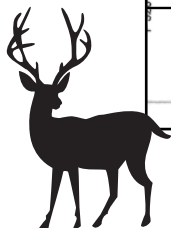
PROPERTY DESCRIPTION: The property located in the Dempsey Community includes 160 acres M.O.L. and is located close to Cheyenne and the Black Kettle National Grassland. The property offers prime hunting and ranching opportunities that would be good addition to a ranching operation. There are deer, turkey, & quail 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.



WE INVITE YOU TO ATTEND THIS SPECIAL AUCTION!



MLS WAGNON EXEMPT TRUST MLS

Gene Cobb Auction & Realty

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



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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>**