

Public Auction

**GOOD HUNTING AND RANCHING
PROPERTY WEST OF SAYRE, OKLA.**

SATURDAY, NOVEMBER 5, 2016 • 10:00 A.M

SALE LOCATION: Beckham County Activity Barn, Sayre, Oklahoma (Located east of the Historic Beckham County Courthouse)

PROPERTY LOCATION: From the Intersection of Highway 152 and Highway 283, go west on Highway 152 four (4) miles to property located on the north side of Highway 152. (Watch for auction signs)

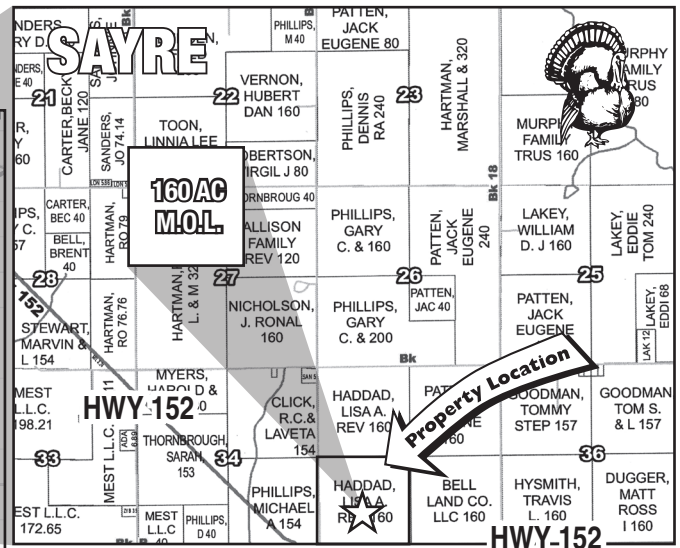
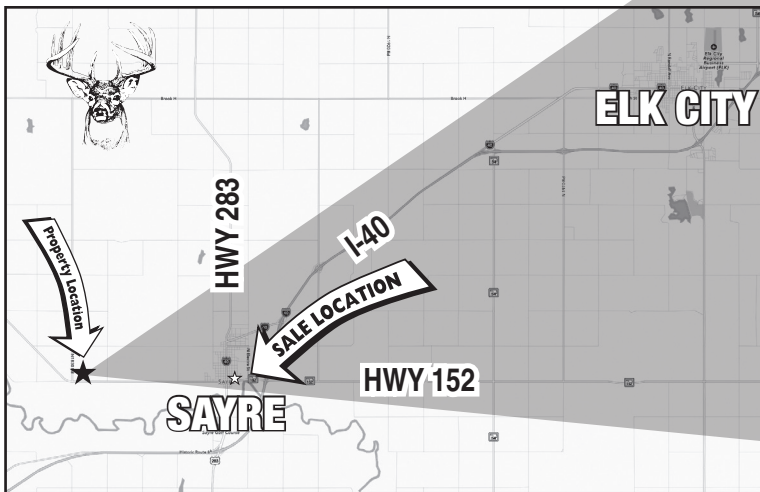
AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of this nice hunting and ranching property located west of Sayre. This would be a good addition to a ranching operation. We invite you to attend this special auction.

LEGAL DESCRIPTION: Southwest Quarter (SW/4) of Section 35, Township 10 North, Range 24 W.I.M., Beckham County, Oklahoma (surface only)

PROPERTY DESCRIPTION: The property offers numerous opportunities for the hunter or the rancher. The property has good fencing surrounding the property and is located within 4 miles of Sayre, Oklahoma. The property has good wildlife cover and is ideal for the sportsman and hunter. The property would also be a good addition to a 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.



To view the property call 580-225-6743 for an appointment.

MLS

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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>

