

Public Auction

REAL ESTATE IN GARVIN COUNTY PRIME HUNTING, RANCHING & FARMING ON WASHITA RIVER

SATURDAY, JUNE 3, 2017 • 10:00 A.M.

SALE LOCATION: Landmark Bank Community Room, 201 S. Dean A. McGee, Wynnewood, OK

PROPERTY LOCATION: From the corner of N CR 3280 and E CR 1630 on the North side of Wynnewood. Go 1 mile North to corner of the Property. (Watch for Auction Signs)

AUCTIONEER'S STATEMENT: It is a privilege to conduct the public auction of this prime Garvin County Real Estate located near Wynnewood, Oklahoma on the Washita River which has unlimited opportunities for Hunters, Ranchers and Farmers. These prime properties have been owned by the Shirley family for many years and this special auction provides this once-in-a-lifetime opportunity to acquire these special properties.

TRACT 1:

PROPERTY DESCRIPTION: 688.70 Acres M.O.L. offers numerous ranching, farming, and hunting opportunities on the Washita River north of Wynnewood, Oklahoma. The property includes rural water, 2 houses with water wells, a steel frame 50' x 100' hay barn, a wood frame 45' x 65' machine shed. and a steel frame machine shed.

TRACT 2:

PROPERTY DESCRIPTION: 140.86 Acres M.O.L. is a prime hunting property where the Washita River crosses the property with deer and turkey hunting.

TRACT 3:

PROPERTY DESCRIPTION: 80 Acres M.O.L. offers an potential for ranching operation or a nice country homesite and acreage location close to Wynnewood, Oklahoma. Rural Water is located on the East side of the Road.

TRACT 4:

PROPERTY DESCRIPTION: 518.48 Acres M.O.L. offers numerous ranching and farming opportunities located approximately 2 miles north of Wynnewood, Oklahoma. The property includes good alfalfa ground, and wheat ground with a 50' x 100' hay barn, a 40' x 80' machine barn, and 3 equipment sheds.

TRACT 5:

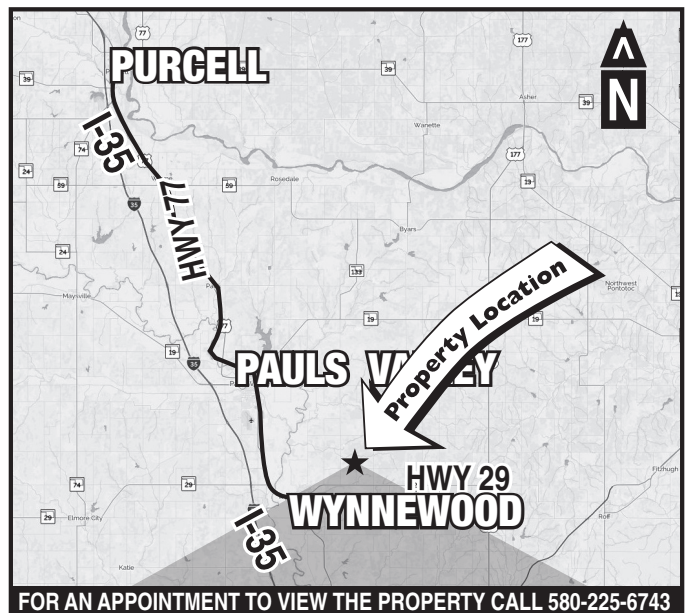
PROPERTY DESCRIPTION: 110 Acres M.O.L. offers native grassland and would be a nice country homesite and acreage location close to Wynnewood, Oklahoma. The property has a small pond on the property.

TRACT 6:

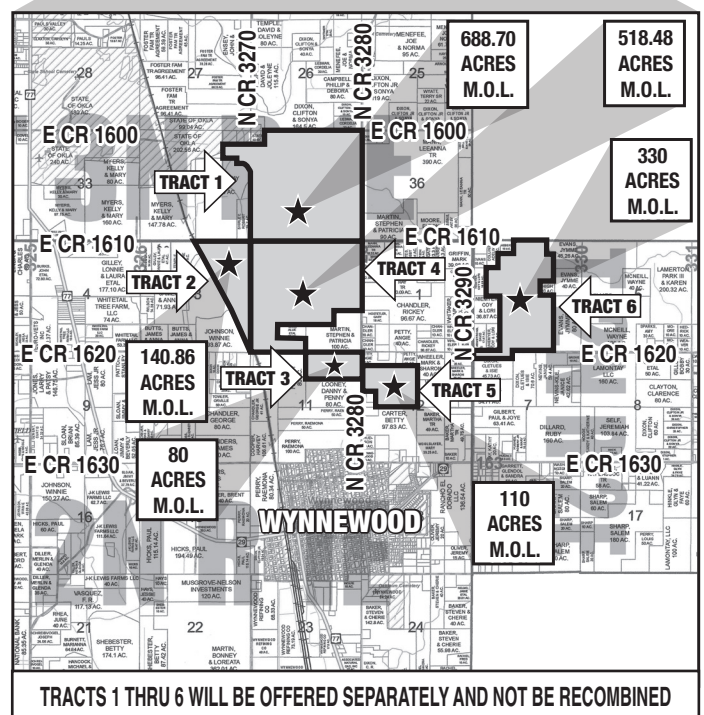
PROPERTY DESCRIPTION: 330 Acres M.O.L. includes native grassland and would be a nice country homesite and acreage close to Wynnewood, Oklahoma. The property has good fences and several ponds. It would be a good addition to a ranching operation or a nice home. There is good hunting potential for deer and turkey on the north portion of the property.

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. (Surface only) All measurements are approximate.

BROKER PARTICIPATION INVITED: Broker must pre-register client 48 hours in advance of auction.



FOR AN APPOINTMENT TO VIEW THE PROPERTY CALL 580-225-6743



TRACTS 1 THRU 6 WILL BE OFFERED SEPARATELY AND NOT BE RECOMBINED



DR. ROBERT LAEL SHIRLEY



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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AND TO VIEW MORE PICTURES OF THIS SALE: <http://www.genecobbauction.com>**

