

# Real Estate Auction

**160 ACRES of SPECIAL FARMLAND WEST of ERICK, OKLAHOMA**

**SATURDAY, JUNE 10, 2017 • 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 this special property located close to Erick, 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 operation. If you are searching for good farming property near Erick, you should definitely consider this property. We invite you to attend this auction.

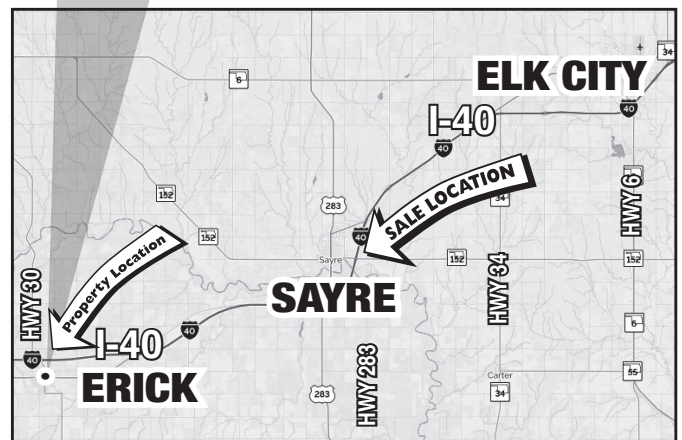
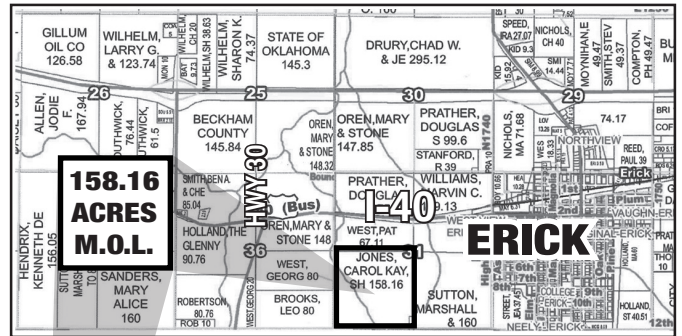
**LEGAL DESCRIPTION:** 158.16 Acres M.O.L. in Lots 3 & 4 and East Half of Southwest Quarter (E/2 SW/4) in Section 31, Township 9 North, Range 25 W.I.M., Beckham County, Oklahoma (Surface Only)

**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.

**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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## 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.

VISIT US ON THE WORLD WIDE WEB FOR A SCHEDULE OF UPCOMING AUCTIONS  
AND TO VIEW MORE PICTURES OF THIS SALE: <http://www.genecobbauction.com>