

Real Estate Auction

PRIME HUNTING AND RANCHING PROPERTY NEAR GRIMES, OKLAHOMA

SATURDAY, JUNE 24, 2017 10:00 A.M.

SALE AND PROPERTY LOCATION: From Highway 283 and Grimes Road (County Road #1070, Go 12.10 miles west on County Road #1070 to Property location on north side of Road. Watch for auction signs!!

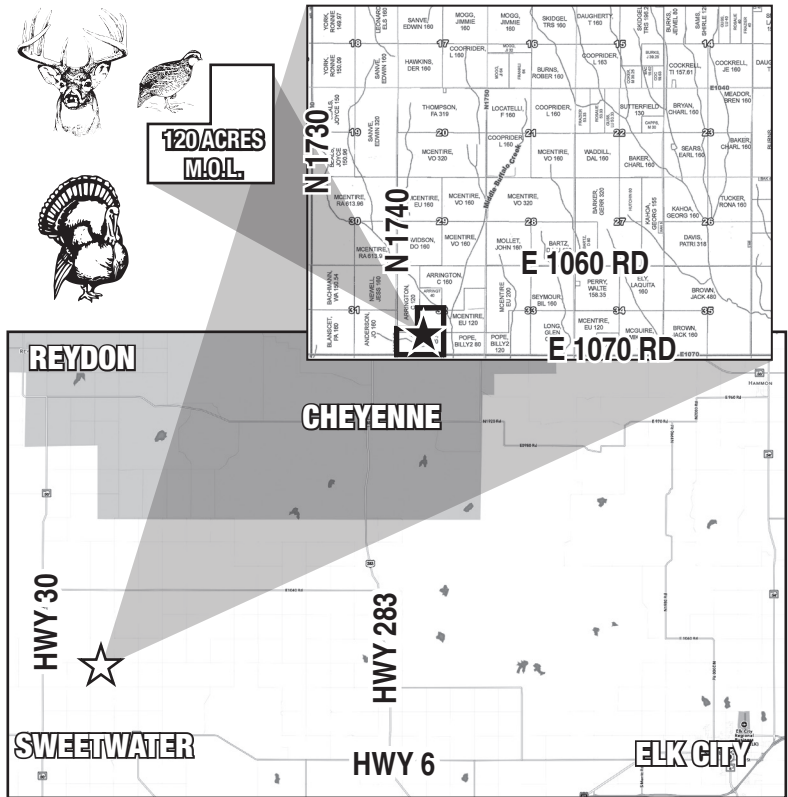
AUCTIONEER'S STATEMENT: It is a privilege to sell the property that offers numerous opportunities as a good hunting property, a good investment property with CRP income, or a good Ranching operation. The hunting potential includes deer, turkey, quail and wild hog and would be a wonderful place to spend your weekends hunting and enjoying the special atmosphere.

LEGAL DESCRIPTION: Northeast Quarter of the Southwest Quarter (NE/4 SW/4), and the South Half of the Southwest Quarter (S/2 SW/4) of Section 32, Township 12 North, Range 25 W.I.M., Roger Mills County, Oklahoma (Surface Only)

PROPERTY DESCRIPTION: This property provides opportunities for the Hunter, Rancher, and the Investor and is located on a black top road with easy access to the Black Kettle National Grassland. Hunters will be able to hunt deer, turkey, quail, and wild hog on the property. The investor can acquire this special property that provides approximately \$2,861 in annual CRP income with the contract expiring in October, 2020. The property would make a good addition to a ranching operation with good grass that has been developed under the CRP Contract.

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. * *The purchaser must comply with the terms and conditions of the CRP Contract that expires in October 2020.* *

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.



JULIE SKELTON



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

**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>**

