

Real Estate Auction

RANCH AND FARM LAND LOCATED CLOSE TO ELK CITY, OKLAHOMA

SATURDAY, JULY 1, 2017 • 10:00 AM

SALE LOCATION: Beckham Country Activity Barn, Sayre, Oklahoma (Located East of the Historic Beckham County Court House)

PROPERTY LOCATION: From the intersection of Interstate 40 and Highway 34, go 1/2 mile south to the property location located on east side of Highway 34. Watch for Auction Signs!

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of this property owned by the Ada Richmond Trust. It is located close to Elk City and would be a good addition to a ranching and farming operation or a good location for a home site.

TRACTS 1 & 2 WILL BE OFFERED SEPARATELY AND NOT BE RECOMBINED

TRACT #1

LEGAL DESCRIPTION: Lots 3 and 4, and the South Half of the Northwest Quarter (S/2 NW/4) of Section 2, Township 10 North, Range 22 W.I.M., Beckham County, Oklahoma (154.53 Acres M.O.L.) Surface Only

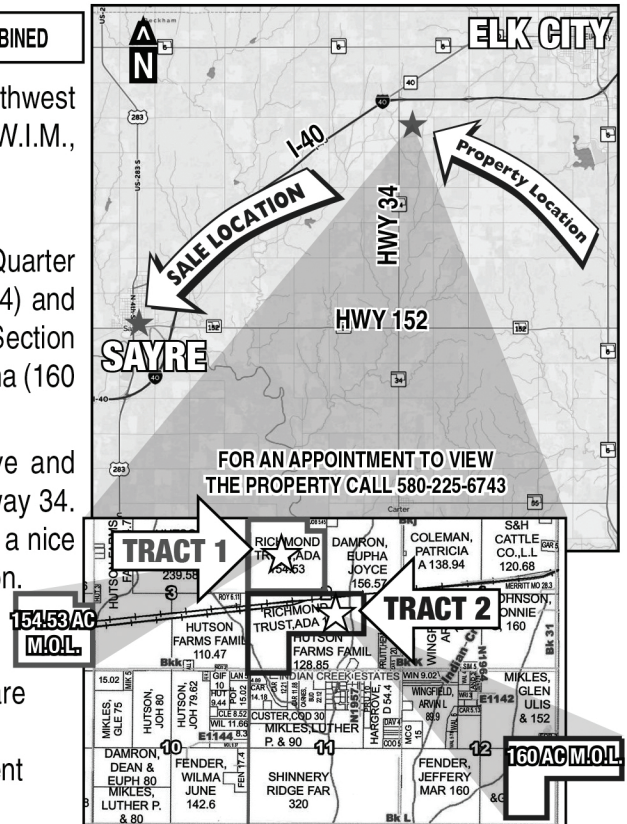
TRACT #2

LEGAL DESCRIPTION: The Northwest Quarter of the Southeast Quarter (NW/4 SE/4), The North Half of the Southwest Quarter, (N/2 SW/4) and The Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section 2, Township 10 North, Range 22 W.I.M., Beckham County, Oklahoma (160 Acres M.O.L.) Surface Only

PROPERTY DESCRIPTION: The properties include both native and improved pasture land and is located along the east side of Highway 34. The property would be a good addition to a Ranching operation or a nice location for a home site. We invite you to attend this special auction.

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. Selling surface only

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



ADA RICHMOND TRUST



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

806-206-1554 • 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>**