

Real Estate Auction

RANCH LAND LOCATED NORTH OF SAYRE, OKLAHOMA

SATURDAY, JULY 1, 2017 • 10:00 AM.

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

PROPERTY LOCATION: From Intersection of Highway 66 and Electra Street (Doug Gray Motor GMC / Chevrolet), go 2.5 miles north to Highway 283 and CR 1150 go 1/2 mile east to property. Watch for Auction Signs!!

AUCTIONEER'S STATEMENT: It is a privilege to sell this property that offers numerous opportunities. The property would be great for a home site, ranching operation or hunting with deer, turkey and quail. Would be a nice place to take family and friends hunting.

LEGAL DESCRIPTION: North Half of the Northwest Quarter (N/2 NW/4) and Southwest Quarter of Northwest Quarter (SW/4 of NW/4) of Section 15, Township 10 North, Range 23 W.I.M., Beckham County, Oklahoma (Surface Only).

PROPERTY DESCRIPTION: The property includes 120 acres M.O.L. native pasture with good fences. It is located 1/2 miles east of Highway 283 on County Road #1150. This would be an ideal location for a home site and acreage or a good addition to a ranching operation. Land is with in 3 miles of Sayre, OK We invite you to attend this special auction.

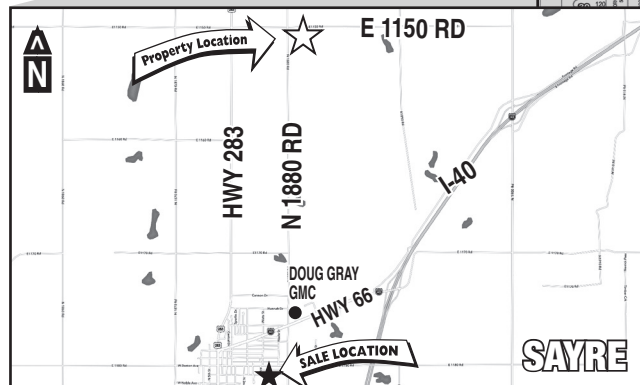
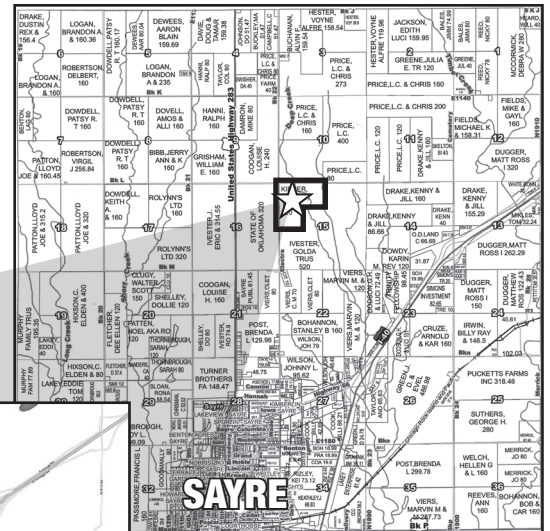
REAL ESTATE TERMS: 15% of the purchase price will be placed in escrow day of sale. Property will be conveyed by Warranty Deed. Possession will be at closing. All measurements are approximate.

(Selling surface only)

BROKER PARTICIPATION INVITED:

Broker must pre-register client 48 hours in advance of auction.

The Property also has deer, turkey and quail on the property



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



KIENER FAMILY



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

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.

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>