

# Real Estate Auction

**FARM & RANCH LAND LOCATED  
NEAR CARTER, OKLAHOMA**

**SATURDAY, OCTOBER 7, 2017 10:00 A.M.**

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

**PROPERTY LOCATION:** From Stoplight in Carter, Oklahoma, Go one mile south on Highway 34 to County Road #E1250, Then go 2 miles west on County Road #1250 to County Road #N1930, then 1/4 mile south on County Road #1930 to Tract #1 located on west side of road and then another 1/2 mile south on County Road #1930 to Tract #2 located on east side of road. (Watch for auction signs).

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the auction of these two special properties owned by Bruce and Sharon Tindell. If you are searching for good property in the Carter Community, you should definitely consider these properties that would be a good addition to a farming or ranching operation.

**TRACT 1: LEGAL DESCRIPTION:** Lot 1 & S/2 NE/4 of Section 5, Township 8 North, Range 22 W.I.M. Beckham County, Okla. (surface only)

**PROPERTY DESCRIPTION:** The property includes 123 acres of cropland and native and improved grass with a water well. The property has a good fence and also has good hunting on the west side of the property.

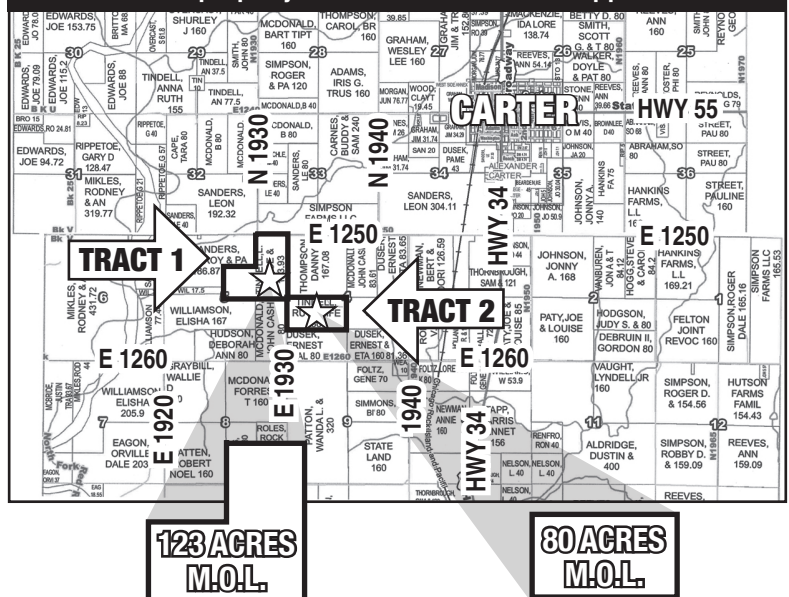
**TRACT 2: LEGAL DESCRIPTION:** N/2 SW/4 of Section 4, Township 8 North, Range 22 W.I.M., Beckham County, Okla. (surface only).

**PROPERTY DESCRIPTION:** The property includes 80 acres of native and improved grass that is currently in the CRP program. The program currently pays \$2,295 per year with the contract expiring October 2020. The property is sold subject to the CRP contract. \* *The purchaser must comply with the terms and conditions of the CRP Contract that expires in October 2020.* \*

**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.

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



**BRUCE AND SHARON TINDELL**



## 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>