

Real Estate Auction

PRIME BECKHAM COUNTY OKLAHOMA HUNTING & RANCHING PROPERTY

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)

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of this special real estate property. This property would be a good addition to a ranching operation or, a good hunting property for the sportsman. We invite you to attend this special auction.

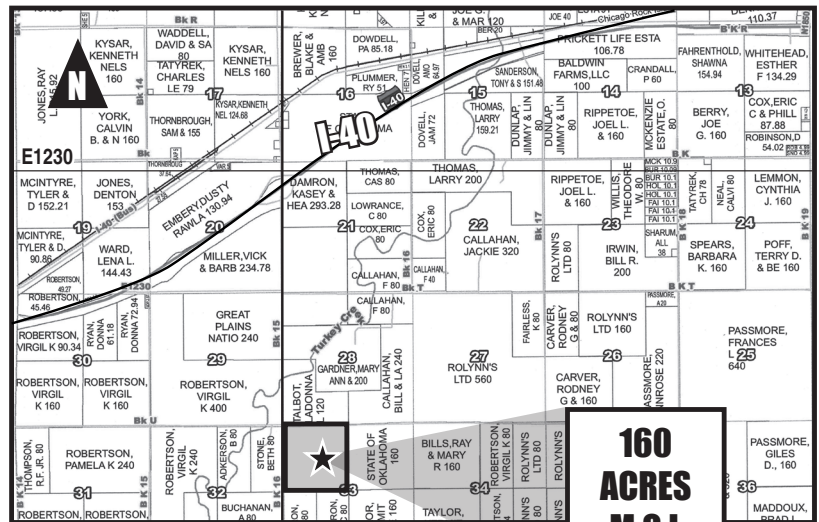
PROPERTY LOCATION: From Sayre, go West 7 miles on Interstate 40 to Hext Road Exit 14 then South 1.7 miles on N1810 County Road to Northwest corner of property. Watch for auction signs.

LEGAL DESCRIPTION: Northwest Quarter (NW/4) of Section Thirty-Three (33), Township Nine (9) North, Range Twenty-Four (24) W.I.M. Beckham County, Oklahoma (Surface Only)

PROPERTY DESCRIPTION: This property consists of approximately 160 acres (M.O.L) of improved grassland with a water well and a irrigation well, which would be a good addition to a farm or ranching operation close to both Sayre and Erick, Oklahoma. This property offers numerous possibilities for the sportsman searching for a hunting property with deer and turkey.

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**

**160
ACRES
M.O.L**



WE INVITE YOU TO THIS SPECIAL AUCTION!



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.

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AND TO VIEW MORE PICTURES OF THIS SALE: <http://www.genecobbauction.com>**