# Real Estate Auction

ATTRACTIVE I.5 STORY 4 BEDROOM HOME WITH LARGE SHOP BUILDING ON 10 ACRES IN DEMPSEY COMMUNITY NEAR CHEYENNE, OKLAHOMA

### **SATURDAY, NOVEMBER 4, 2017 • 10:00 A.M.**

SALE LOCATION: Beckham County Activity Barn, Sayre, Oklahoma (East of the Historic Beckham County courthouse)

**PROPERTY LOCATION:** From Intersection of Highway 283 and County Road #E1040 (Dempsey Road), Go 5 miles west to County Road #N1810, then .50 miles on County Road #N1810 to property location located on East Side of the Road. (Watch for auction signs)

**AUCTIONEER'S STATEMENT:** It is an honor to conduct the auction of this special home, barn and acreage in the Dempsey Community. It offers a opportunity to own a home and acreage in a secluded area close to Cheyenne and to the Black Kettle National Grassland which offers numerous hunting opportunities. We invite you to attend this special auction.

PROPERTY DESCRIPTION: The attractive 1.5 story 2,300 square foot home with 4 bedrooms and 2.5 bathrooms is located on 10 acres in the Southwest Quarter of Section 16, Township 12 North, Range 24 W.I.M., Roger Mills County, Oklahoma (surface only). There is a 20' x 40' metal building with concrete floor with a storm cellar in the metal building. The house has a metal roof and has 1 central heat and air and is all electric. The property has a water well

20'X40' BUILDING • CONCRETE FLOORS



**REAL ESTATE TERMS**: 15% of the purchase price will be placed in escrow day of sale. Real Estate 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.

Open House: Sunday, Oct. 22 & 29, 2017 1-3 pm or by appointment at 580-449-1108 or 580-225-6743





### WE INVITE YOU TO ATTEND THIS SPECIAL AUCTION





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#### GOLD BUCKLE REALTY

1414 Cypress Dr, Weatherford, OK 73096 Katy Candy - Sales Associate Phone: (580) 449-1108

### **Gene Cobb Auction & Realty**

Richard E. Cobb, CAI, AARE

Auctioneer/Real Estate Broker • Certified Appraiser 580-225-6743 • P.O. Box 982 • Elk City, OK 73648

Rhett D. Cobb • Licensed Auctioneer • Real Estate Broker - Texas & Oklahoma 806-206-1554 • P.O. Box 763 • Canyon, Texas 79015



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 a ccuracy 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