

Real Estate Auction

GOOD ROGER MILLS COUNTY REAL ESTATE NEAR LEEDEY, OKLAHOMA

WEDNESDAY, NOV. 29, 2017 • 1:00 P.M.

SALE LOCATION: Roger Mills County Court House, Main Hallway, Cheyenne, Oklahoma

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of this special property southwest of Leedeey, Oklahoma. If you are searching for property that would be a good addition to a farming, ranching, or hunting operation, you should definitely consider this property. This auction will be a sale of the surface only of the entire property incident to a court approved sheriff's sale in partition. We invite you to attend this special auction.

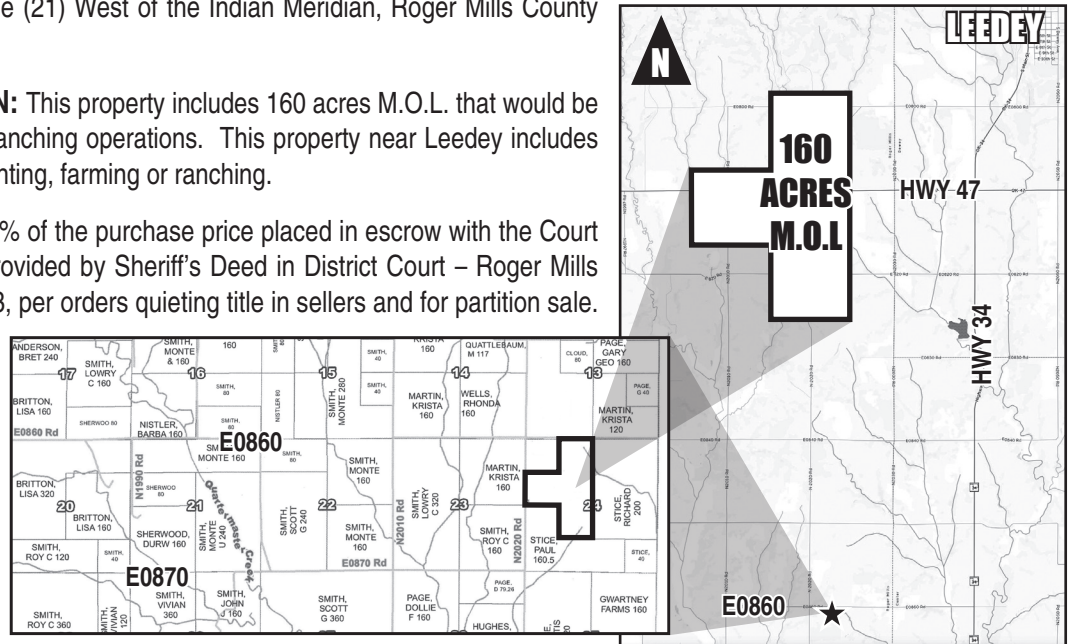
PROPERTY LOCATION: From the Intersection of Highway 34 and County Road E0860, go west 1.75 miles west on County Road #E0860 to sale property on south side of Road. Watch for auction signs.

LEGAL DESCRIPTION: East Half of the Northwest Quarter (E/2 NW/4), and Northeast Quarter of the Southwest Quarter (NE/4 SW/4), and Southwest Quarter of the Northwest Quarter (SW/4 NW/4), All in Section Twenty Four (24), Township Fifteen (15) North, Range Twenty-One (21) West of the Indian Meridian, Roger Mills County Oklahoma (Surface Only)

PROPERTY DESCRIPTION: This property includes 160 acres M.O.L. that would be good for hunting, farming or ranching operations. This property near Leedeey includes numerous opportunities for hunting, farming or ranching.

REAL ESTATE TERMS: 10% of the purchase price placed in escrow with the Court Clerk on day of sale. Title provided by Sheriff's Deed in District Court – Roger Mills Co., OK Case No. CJ-2015-23, per orders quieting title in sellers and for partition sale.

Closing to be upon buyer's deposit of balance of purchase price with Court Clerk within 10 days after sale, and Court confirmation of sale. Possession will occur at the expiration of a farm lease on July 1st, 2018. All measurements are approximate.



RHONDA R. WELLS LIVING TRUST & THE OTHER OWNERS



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

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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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