

# Real Estate Auction

**A SPECIAL 3 BEDROOM BRICK HOME WITH SHOP BUILDING IN SAYRE, OKLAHOMA**

**SATURDAY, APRIL 21, 2018 10:00 A.M.**

**SALE AND PROPERTY LOCATION:** 1305 N. Watts, Sayre, Oklahoma

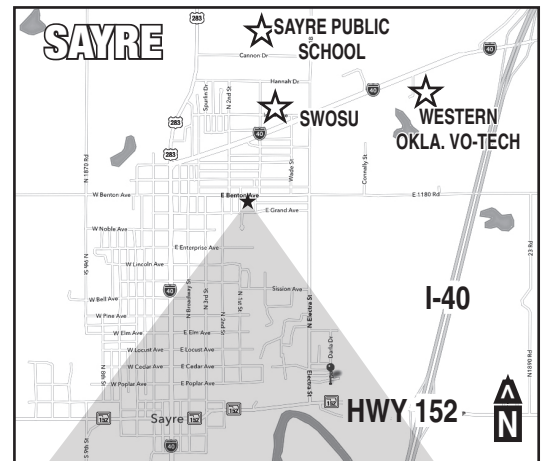
**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the auction of this special home in a nice neighborhood in Sayre, Oklahoma. The 2,151 square foot 3 bedroom brick home has many benefits including a backup generator, 3 outbuildings that includes an art studio, a wood shop, storage building, and a storm cellar. We invite you to attend this special auction.

**PROPERTY DESCRIPTION:** The nice 2,151 square foot 3 bedroom brick home is located on a corner lot with a chain link fence in front with a sprinkler system and a wood privacy fence in back. The home has kitchen and dining area, family room with gas log fireplace, formal living room, 3 bedrooms, 3 bathrooms, and an attached 2 car garage with a new central heat and air unit. There is a covered patio on the back of the house. There is also a water softener and a Generac Generator. The house offers many opportunities with a 16' x 33' shop building, a 10' x 16' art gallery and 16' x 8' storage building.

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



**OPEN HOUSE**

Sunday, April 8 & 15 from 1:00 to 3:00 p.m. or by appointment **580-225-6743**



**1305 N. WATTS, SAYRE, OKLAHOMA**



**WE INVITE YOU TO ATTEND 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>**