

Real Estate Auction

SPECIAL RANCHING AND HUNTING PROPERTY SOUTH OF ERICK, OKLAHOMA

SATURDAY, MAY 12, 2018 10:00 A.M.

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

AUCTIONEER'S STATEMENT: This special 480 acres M.O.L. of Ranching and Hunting Property that is located south of Erick, Oklahoma, adjoins the Sandy Sanders Hunting Preserve. The property has good fences surrounding the property with good interior fences that will allow cattle to rotate on the property. The water sources on each quarter include a windmill, a solar pump, and spring water. The property has good hunting potential with deer, turkey, quail and wild hog.

PROPERTY LOCATION: From Erick, Oklahoma stop light, go south one mile, then 7/10 of a mile east on County Road #E1250, then four miles south on County Road #1750, then one mile east on County Road #E1290, then 4.5 miles south on County Road #N1760 to property location. "Watch for auction signs".

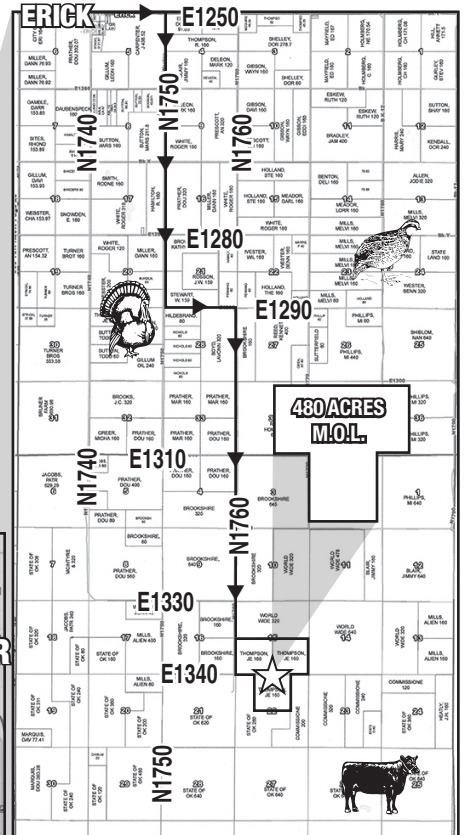
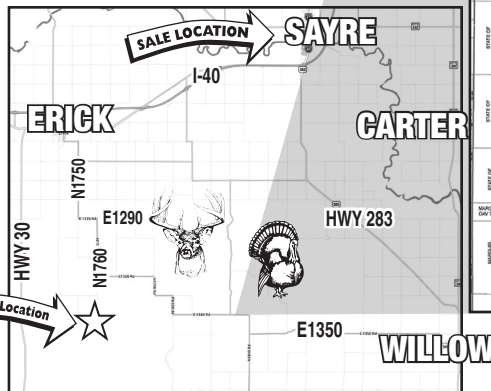
PROPERTY LOCATION: Southwest Quarter (SW/4) & Southeast Quarter (SE/4) of Section Fifteen (15) and West Half Northeast Quarter (W/2 NE/4) and East Half Northwest Quarter (E/2 NW/4) of Section Twenty Two (22), Township 7 North, Range 25 W.I.M., Beckham County, Oklahoma (Surface Only)

PROPERTY DESCRIPTION: This property offers numerous opportunities for the cattleman and for the hunter. The property has good native grass and good cover and would be a good addition to a ranching operation. If you are searching for a prime hunting property with deer, turkey, quail and hogs, you should definitely consider this special property.

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:

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



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



ALLEN THOMPSON



Gene Cobb Auction & Realty

Richard E. Cobb, CAI, AARE • Auctioneer/Real Estate Broker • Certified Appraiser

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