

# Real Estate Auction

**TWO SPECIAL PROPERTIES NEAR  
ELK CITY, 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)

**PROPERTY LOCATION:** From intersection of Interstate 40 and Highway 34, Go south 4 miles on Highway 34 to property location.

(Watch for auction signs on each side of Highway)

**AUCTIONEER'S STATEMENT:** If you are searching for a good location for a home site, an addition to a farming and ranching operation, or a nice hunting property, you should definitely consider these properties. We invite you to attend this special auction.

**TRACT 1:**

**LEGAL DESCRIPTION:** East Half Southeast Quarter (E/2 SE/4) of Section 22, Township 10 North, Range 22 W.I.M., Beckham County, Oklahoma (Surface Only)

**PROPERTY DESCRIPTION:** This 80 acres of farmland would be a good addition to a farming operation or a good home site close to Elk City. The property is located in the Merritt School District and is located on the west side of Highway 34.

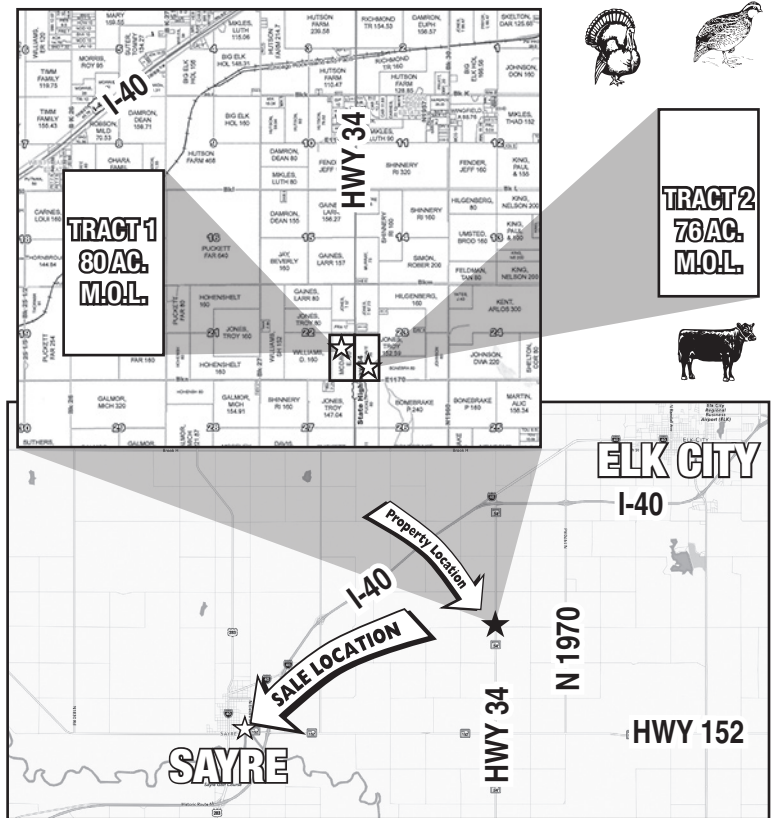
**TRACT 2:**

**LEGAL DESCRIPTION:** West Half Southwest Quarter (W/2 SW/4) of Section 23, Township 10 North, Range 22 W.I.M., Beckham County, Oklahoma (Surface Only)

**PROPERTY DESCRIPTION:** This 76 acres of pasture land and hunting land would be a good addition to a ranching operation or good home site close to Elk City. The property is located in the Merritt School District and is located on the east side of Highway 34.

**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 for an appointment.

MLS

**MCDAVITT FAMILY HEIRS**

MLS

**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**

**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.

**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>**



580.799.3864



[www.westernokrealty.com](http://www.westernokrealty.com)

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