

Real Estate Auction

SPECIAL RANCHING PROPERTY SOUTHWEST OF HAMMON, OKLA.

SATURDAY, MAY 19, 2018 • 10:00 A.M.

SALE LOCATION: Old Town Museum Opera House, Elk City, Oklahoma (Watch for Auction Signs)

PROPERTY LOCATION: From the Intersection of Interstate 40 and Highway 34 (Love's East Side Convenience Store), Go 11 Miles North on Highway 34 to County Road #E0990, then go west 1 mile on County Road #E0990 to County Road #N2020, then 1 mile north on County Road #N2020 to Country Road #E0980, then 1/2 mile west on County Road #E0980 to sale property located on north side of the road. (Watch for auction signs).

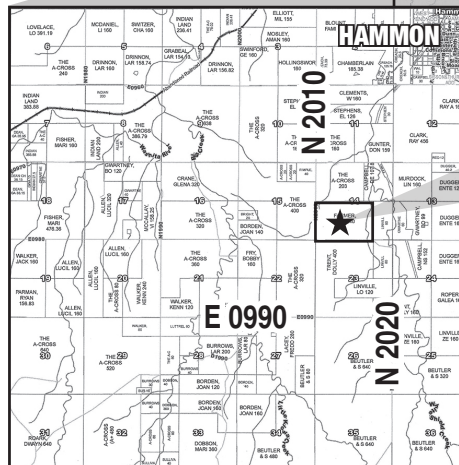
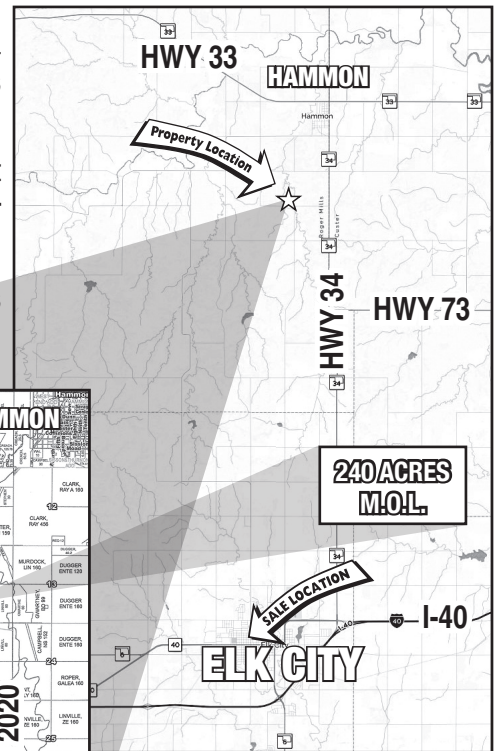
AUCTIONEER'S STATEMENT: If you are searching for a good addition to a ranching operation, or a nice hunting property, you should definitely consider this properties. We invite you to attend this special auction.

LEGAL DESCRIPTION: Southwest Quarter (SW/4) & West Half of Southeast Quarter (W/2 SE/4) of Section 14, Township 13 North, Range 21 W.I.M., Roger Mills County, Oklahoma (Surface Only)

PROPERTY DESCRIPTION: The special property includes 240 acres M.O.L. of good ranch land located within 3 miles of Hammon, Oklahoma and within close driving distance to Elk City, Oklahoma. The property would be a good addition to a ranching operation with good fences surrounding the property with a Pond, Windmill and Electricity. The property also is also a good location with deer, turkey, and quail and would be a sportsman's paradise. We invite you to attend this special auction.

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.



**240 ACRES
M.O.L.**

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

MLS

FARMER 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, 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.

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>