

Public Auction

4 SPECIAL RANCHING & HUNTING PROPERTIES SOUTHWEST OF CHEYENNE, OKLAHOMA

SATURDAY, AUGUST 11, 2018 10:00 A.M.

SALE LOCATION: From intersection of Highway 283 and County Road #E1040, Go West on County Road #E1040 6 miles then 1 mile North to the intersection of E1030 and N1800 road.

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of these 4 ranching and hunting properties located southwest of Cheyenne, Oklahoma and a 1953 Ferguson Tractor. If you are searching for a good property with good hunting potential or a nice location for a ranching operation, you should definitely consider these properties. We invite you to attend this special auction.

TRACT 1:

LEGAL DESCRIPTION: Lots 3 & 4 and the South Half of Northwest Quarter (S/2 NW/4) of Section 5, Township 12 North, Range 24 W.I.M., Roger Mills County, Oklahoma (Surface Only)

PROPERTY LOCATION: From intersection of Highway 283 and County Road #E1040, Go West on County Road #E1040 6 miles, Then 2.5 miles north on County Road #N1800 to property located on East side of Road. (Watch for Auction Signs)

PROPERTY DESCRIPTION: This property consisting of 160 acres of native grassland would be a good addition to a ranching operation. Additionally, the property has deer, turkey, quail, and wild hog for the hunter who is looking for a good hunting property. We invite you to attend this special auction.

TRACT 2:

LEGAL DESCRIPTION: Southwest Quarter (SW/4) Less 4.57 of Section 8, Township 12 North, Range 24 W.I.M., Roger Mills County, Oklahoma (Surface Only)

PROPERTY LOCATION: From intersection of Highway 283 and County Road #E1040, Go West on County Road #E1040 6 miles, then 1.25 miles north on County Road #N1800 to property located on East side of road. (Watch for Auction Signs)

PROPERTY DESCRIPTION: This property consisting of 155.43 acres of native and improved grassland offers numerous opportunities for the Rancher. The property has 3 water wells on the property.

TRACT 3:

LEGAL DESCRIPTION: North Half of the Northwest Quarter (N/2 NW/4) of Section 17, Township 12 North, Range 24 W.I.M., Roger Mills County, Oklahoma (Surface Only)

PROPERTY LOCATION: From intersection of Highway 283 and County Road E1040, Go West ? miles, then .75 north on County Road #N1800 to property located on East side of road. (Watch for Auction Signs)

PROPERTY DESCRIPTION: This property consists of 80 acres of good hunting and ranching property. This property would be a nice hunting property with deer, quail and turkey.

TRACT 4:

LEGAL DESCRIPTION: Northeast Quarter (NE/4) of Section 18, Township 12 North, Range 24 W.I.M., Roger Mills County, Oklahoma (Surface Only)

PROPERTY LOCATION: From intersection of Highway 283 and County Road E1040, Go West 6 miles, then .50 miles north on County Road #N1800 to property located on west side of Road. (Watch for Auction Signs)

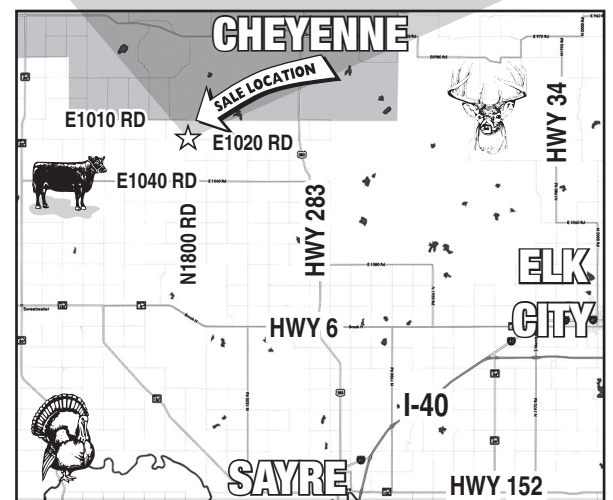
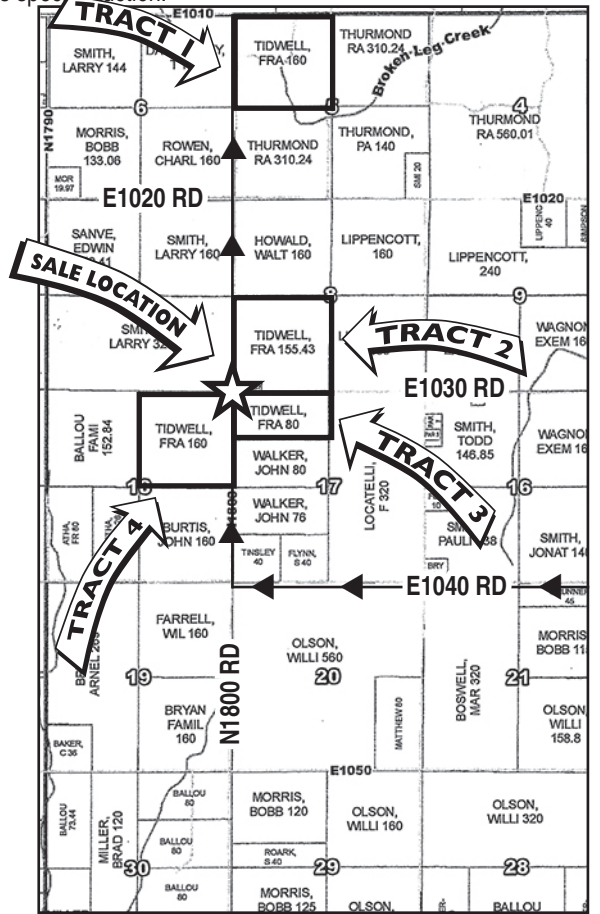
PROPERTY DESCRIPTION: This property consists of 160 acres of good hunting and ranching property. This property would be a nice hunting property with deer, quail and turkey.

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. Subject to the conformation of the district court. All measurements are approximate. (Selling surface only)

BROKER PARTICIPATION INVITED: Broker must pre-register client 48 hours in advance of auction.

PERSONAL PROPERTY: 1953 Ferguson Tractor



ESTATE OF FRANKIE TIDWELL



Gene Cobb Auction & Realty

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We Act As Agents & Agents Only • Not Responsible For Accidents • Any Announcements Made Sale Day Supersedes 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>