

Public Auction

**RANCH LAND & INVESTMENT PROPERTY
LOCATED CLOSE TO ELK CITY, OKLA.**

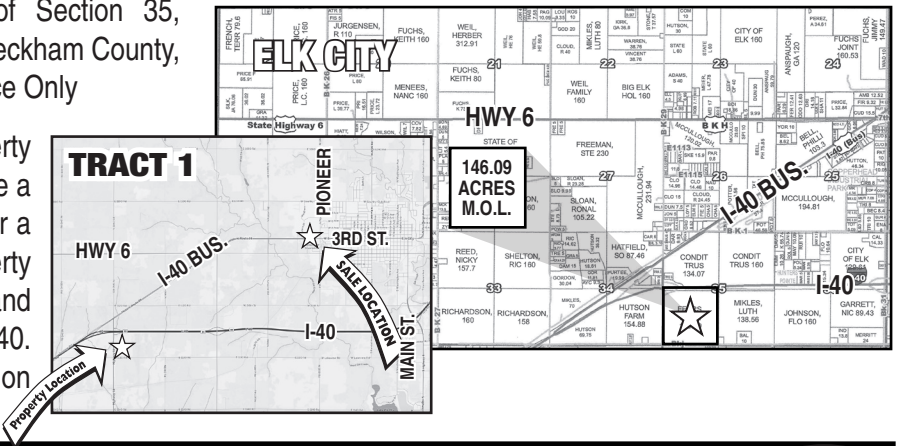
SATURDAY, SEPT. 15, 2018 • 10:00 A.M.

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, go 1/4 mile south to the property location located on east side of Highway 34. Watch for Auction Signs!

LEGAL DESCRIPTION: Southwest of Section 35, Township 11 North, Range 22 W.I.M., Beckham County, Oklahoma (146.09 Acres M.O.L.) Surface Only

PROPERTY DESCRIPTION: This property is located close to Elk City and would be a good addition to a ranching operation or a wonderful place for a home. The property currently in native and improved grass and is located on the south side of interstate 40. We invite you to attend this special auction



JERRI FEARS



SPECIAL RANCH LAND NORTH OF SWEETWATER, OKLAHOMA

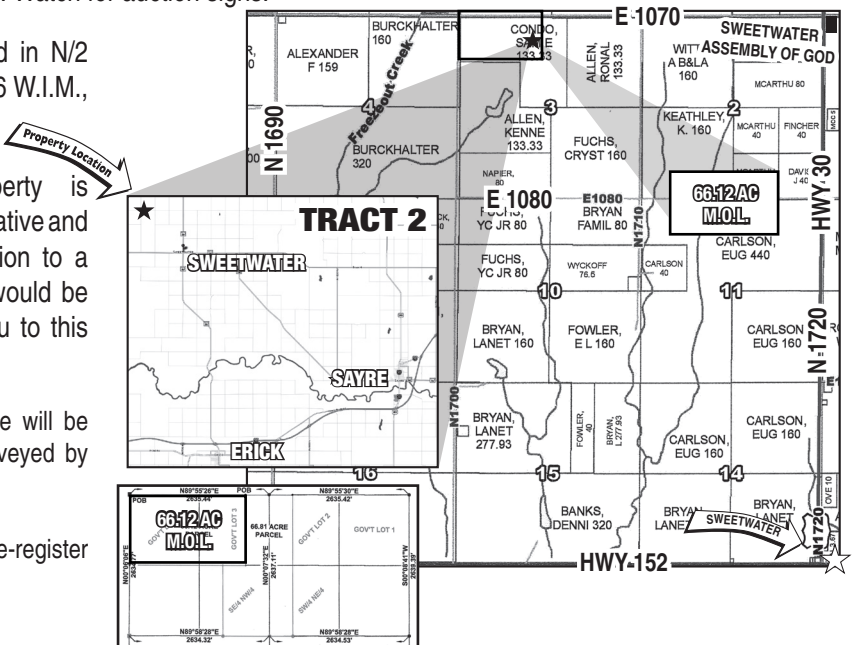
PROPERTY LOCATION: From Sweetwater, Oklahoma, Go 3 miles north on Highway 30, then west on County Road #E1070 2 miles to property location on south side of road. Watch for auction signs.

LEGAL DESCRIPTION: 66.12 Acres located in N/2 NW/4, of Section 3, Township 11 North, Range 26 W.I.M., Roger Mills County, Oklahoma (Surface Only)

PROPERTY DESCRIPTION: This property is located close to Sweetwater, Oklahoma and is in native and improved grasses and would be a good addition to a ranching operation. Additionally, the property would be a good location for a home site. We invite you to 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.



MR. & MRS. SAM CONDO



Gene Cobb Auction & Realty

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

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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>**