

# Real Estate Auction

**RANCH LAND & INVESTMENT PROPERTY  
CLOSE TO ELK CITY, OKLAHOMA**

**SATURDAY, MAY 4, 2019 10:00 AM**

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

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the auction for the Floy Johnson Estate. If you are searching for a good ranching, farming or investment property, you should definitely consider this property.

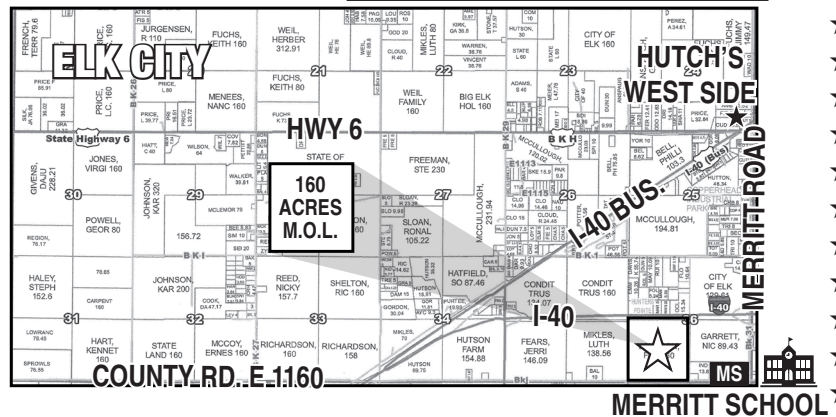
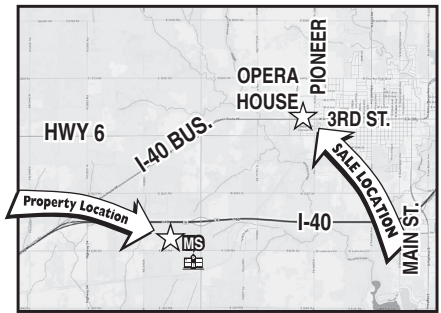
**PROPERTY LOCATION:** From the intersection of Merritt Road & County Road E1130 (Merritt School), Go 1/2 mile west to property location located on the north side of Road. Watch for Auction Signs!

**LEGAL DESCRIPTION:** Southwest Quarter of Section 36, Township 11 North, Range 22 W.I.M., Beckham County, Oklahoma (160.00 Acres M.O.L.) Surface Only.

**PROPERTY DESCRIPTION:** The property is located close to Merritt School, and Elk City and adjoins Interstate 40. The property offers many opportunities for someone searching for a special homesite on a country acreage, a good addition to a ranching operation, or a good commercial property with easy access to Interstate 40. The property currently has native and improved grass, and with some cropland and adjoins Interstate 40. 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. Subject to conformation of the district court.

**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.



**FLOY JOHNSON ESTATE**



## 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>**