

Real Estate Auction

**WELL CONSTRUCTED & WELL ARRANGED METAL HOME & SHOP ON
12.38 ACRES WEST OF SAYRE & SPECIAL PROPERTY IN ELK CITY, OK**

SATURDAY, MAY 11, 2019 10:00 A.M.

SALE LOCATION: Beckham County Fair Barn, Sayre, Oklahoma

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of this special home located west of Sayre, Oklahoma and this home in Elk City, Oklahoma. If you are searching for a country home and shop in a peaceful setting with a creek, you should definitely consider this property. This property offers many opportunities for a home, a shop, a place to ride 4 wheelers, and a hunting site. The home and property offers country living with easy access to Sayre, Oklahoma.

TRACT #1

PROPERTY LOCATION: From the Stoplight in Sayre, Oklahoma, go 1.4 miles west on Highway 152, then north on County Road #1860 Road .3 miles to property located on the West Side of the Road. (Watch for Auction Signs)

PROPERTY DESCRIPTION: The 50' x 80' metal I-Beam Barn with an enclosed 30' x 30' 2 story house is located on 12.38 acres with a spring feed creek and trees. The 2 story house has kitchen, dining area, and living room with bathroom and utility room downstairs and upstairs are two bedrooms and master bathroom. There is also a large upstairs covered porch/patio located next to the master bedroom. There are 2 central heat and air units. There are 2 water wells located on the property. There is a water softener. The shop portion of the building has a large overhead shop heater. The shop is wired for a 240 amp. There is a 12' x 14' automatic garage door and opener and a 10' x 14' automatic garage and opener.

TRACT #2

PROPERTY LOCATION: 1207 W. 8th, Elk City, Oklahoma

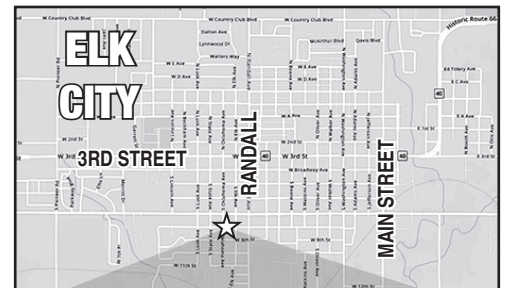
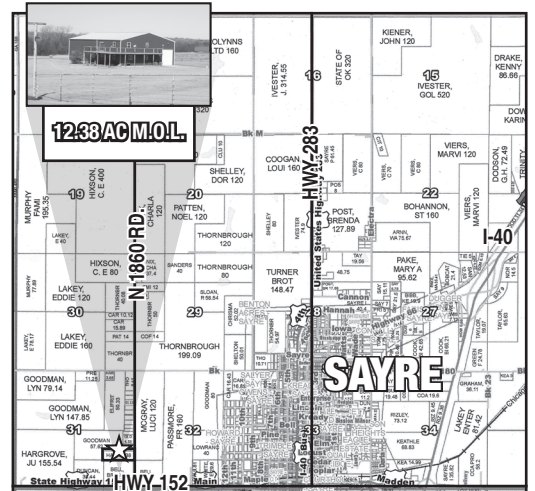
PROPERTY DESCRIPTION: This special frame 988' house has kitchen & dining area, living room, 3 bedrooms, 2 bath rooms with central heat and air conditioning. The house would be a good starter home or a nice investment property. We invite you to attend this special auction!

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 s must pre-register client 48 hours in advance of auction.

OPEN HOUSE

Sunday, April 28 & May 5 from 1:00 to 3:00 p.m. or by appointment 580-225-6743



WE INVITE YOU TO ATTEND THIS SPECIAL AUCTION



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.

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AND TO VIEW MORE PICTURES OF THIS SALE: <http://www.genecobbauction.com>**