

# Real Estate Auction

**PRIME HOMESITE AND RANCHLAND  
CLOSE TO ELK CITY**

**SATURDAY, JULY 13, 2019 10:00 A.M.**

**SALE & PROPERTY LOCATION:** From the intersection of Interstate 40 and Hwy 6, Go south 8.7 miles on Hwy 6, then .5 west on County Road # E1210 to the auction Property or From Intersection Hwy 6 and Hwy 152 go south 2 miles and .5 west on Country Road #E1210! (Watch for signs)

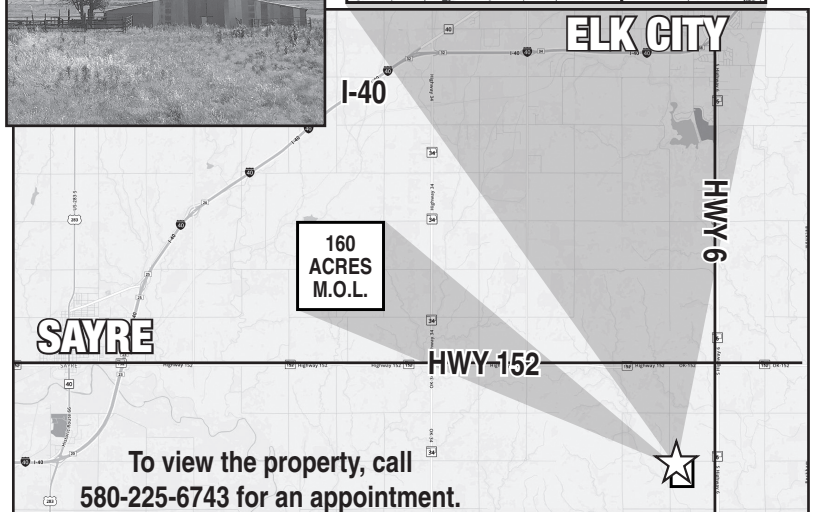
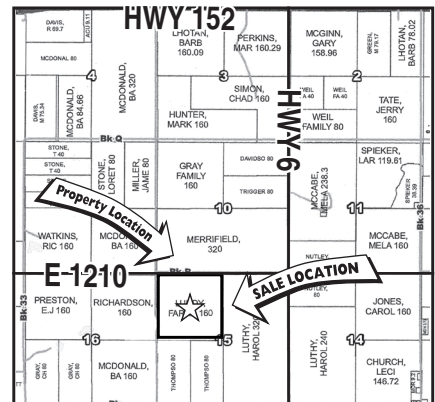
**AUCTIONEER'S STATEMENT:** It is a privilege to conduct this auction of this special ranching property that would be a good addition to a ranching operation or ideal as a homesite. We invite you to attend this special auction.

**LEGAL DESCRIPTION:** Northwest Quarter (NW/4) of Section 15, Township 9 North, Range 21 W.I.M., Beckham County, Oklahoma (Surface Only)

**PROPERTY DESCRIPTION:** This property offers many benefits that include rural water, nice lake, a special building site, a good barn and corrals. The property has good fences, a rural water hook-up, nice barn and pipe corrals and would also be a great home site. It is within close driving distance to Elk City and is in Merritt School District. 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:** Brokers must pre-register client 48 hours in advance of auction.



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



**FARREL J. LUNDY**



## 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>**