

# Public Auction

**SPECIAL 3 BEDROOM BRICK HOME, HORSE BARN & ARENA WITH ACREAGE CLOSE TO ELK CITY  
COUNTRY ACREAGE WITH UNLIMITED POTENTIAL**

**SATURDAY, SEPT. 14, 2019 10:00 A.M.**

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

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct this public auction of this special brick home with horse barn and arena on acreage close to Elk City, Oklahoma.

## TRACT #1

**PROPERTY LOCATION:** From the intersection of Highway 66 & Highway 34, (Loves Store), go .50 miles north on Highway 34 to property location located on west side of Highway 34. (Watch for Auction Sign)

**LEGAL DESCRIPTION:** 11.90 Acres M.O.L. in Northwest Quarter (NW/4) of Section 13, Township 11 North, Range 21 W.I.M. Beckham County, Oklahoma.

**PROPERTY DESCRIPTION:** There is a special 2,084 square foot brick home with 3 bedrooms and 2 bathrooms and a 2 car attached garage is located on 11.90 acres M.O.L. The house has central heat and air with gas heat. The horse barn includes 8 horse stalls with hay and feed storage. Additionally, there is a roping arena on the property along with 2 horse sheds. There are 5 separate horse pastures on the acreage with water hydrants in each pasture. Additionally, the property is on rural water. This home and property is located close to town and offers country living with easy access to Elk City and its downtown businesses.

## TRACT #1A

**PROPERTY LOCATION:** From Intersection of Highway 66 & North Eastern Street, Go .5 miles North to the property on the East Side of Eastern Street. (Watch for Auction Signs)

**LEGAL DESCRIPTION:** 10.02 Acres M.O.L. in the Northwest Quarter (NW/4) of Section 13, Township 11 North, Range 21 W.I.M., Beckham County, Oklahoma. (Surface only)

**PROPERTY DESCRIPTION:** The 10.02 Acres M.O.L. would be a great homesite with a good acreage for horses and other livestock. It has nice trees and brush for deer and turkey. It offers country living with city benefits on a nice country acreage for livestock. It also has a 14 x 36 horse shed.

**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.

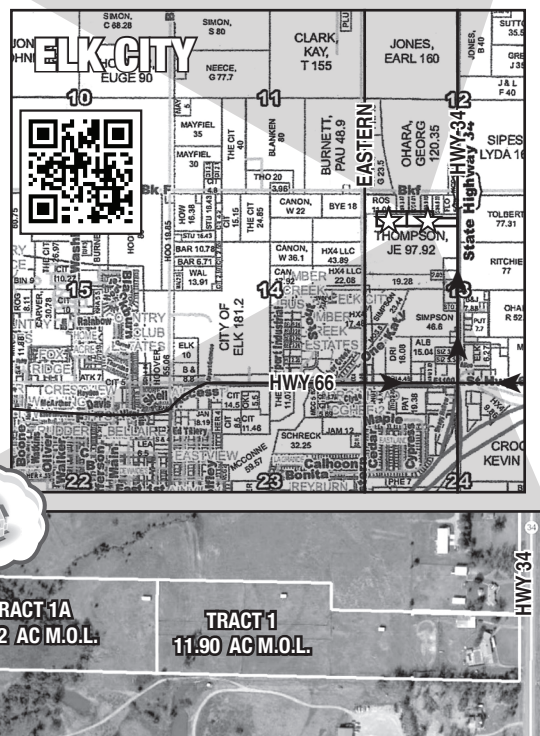
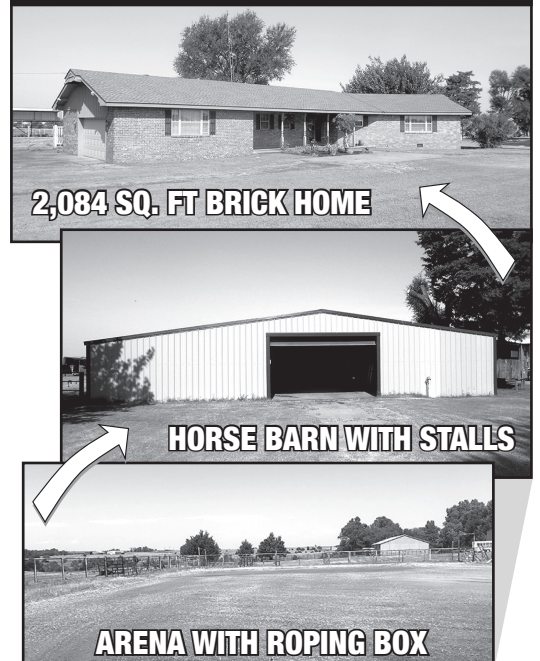
**BROKER PARTICIPATION INVITED:** Broker s must pre-register client 48 hours in advance of auction.

## OPEN HOUSE

Sunday, Sept. 1 & 8 from 1:00 to 3:00 p.m.  
or by appointment **580-225-6743**



## TRACT 1 • ELK CITY, OK



**ROBERT A. FUNK & CARLA FUNK**



## 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**

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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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