

# Public Auction

**BRICK HOME, SHOP ON SMALL ACREAGE WEST OF ELK CITY, HUNTING & RANCHING PROPERTY LOCATED CLOSE TO SAYRE & CARTER**

**SATURDAY, SEPT. 14, 2019 10:15 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 brick home with shop/barn on small acreage west of Elk City and 2 special hunting and ranching properties close to Sayre and Carter and Elk City.

## TRACT #1

**LEGAL DESCRIPTION:** 4.56 acres M.O.L. & house in SW/4 Section 34, Township 11 North Range 22 W.I.M., Beckham County, Oklahoma (Surface Only)  
**PROPERTY LOCATION:** From the intersection of Highway 66 & Merritt Road (Hutch's Westside) go 2.6 miles west on old Hwy 66/I-40 west, at the intersection of country road #N1948/E1123, turn north onto old 66 frontage and go .9 miles west to property location.

**PROPERTY DESCRIPTION:** The 1,812 square foot brick home with a 1,500' metal barn is located on 4.56 acres. The house has 3 bedrooms & 2 bathrooms with central heat and air conditioning. The house is on a water well and also rural water. This property would be a good place to call "Home" or a good investment property.

## TRACT #2

**LEGAL DESCRIPTION:** 157.18 acres M.O.L. in SW/4 of Section 27, Township 10 North, Range 22 W.I.M., Beckham County, Oklahoma (Surface Only)  
**PROPERTY LOCATION:** From the intersection of Highway 34 & Highway 152, go 1 mile north on Highway 34, then 1/2 mile west on County Road #E1180 on the north side of the Road. (Watch for the auction sign)

**PROPERTY DESCRIPTION:** This property is currently in native and improved pasture land. It would be a good addition to a ranching operation or a good homesite close to Elk City, Sayre & Carter, Oklahoma.

## TRACT #3

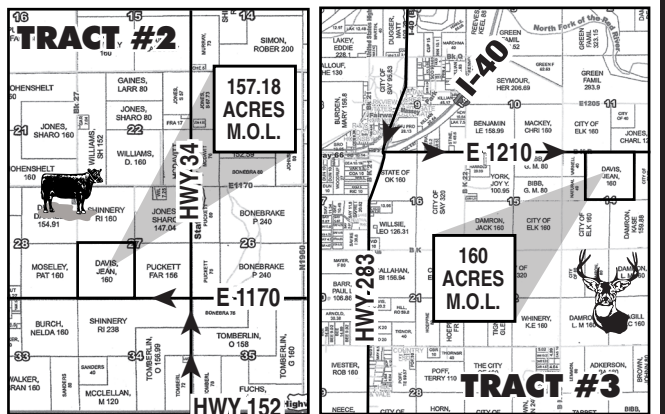
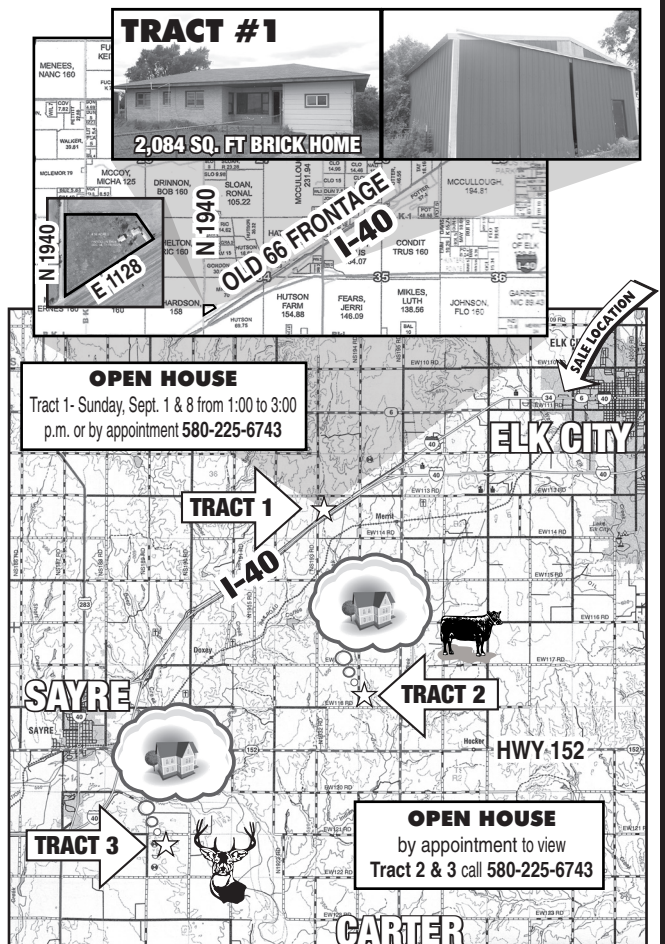
**LEGAL DESCRIPTION:** 160 Acres M.O.L. W/2 of the NE/4 & E/2 of the NW/4 of Section 14, Township 9 North, Range 23 W.I.M., Beckham County, Oklahoma (Surface Only)

**PROPERTY LOCATION:** From the intersection of Highway 283 & County Road #E1210, go east 2.5 miles on County Road #E1210 to the property located on the south side of the road. (Watch for the auction signs)

**PROPERTY DESCRIPTION:** This property is currently in native and improved pasture land with some brush land, along with 75.80 acres of CRP land that pays \$2,522 annually and the CRP contract expires 9-30-2022. The property has a Elk City Water Hookup, septic tank, and would be an ideal homesite or a good weekend hunting location because of the Deer and turkey located on the property. Additionally there is an older mobile home and a Rail Road Box car for storage that will sell with the property. This property offers potential for a ranching or farming operation and a ideal hunting property. The water rights have been previously conveyed.

**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.



**TOM MIKLES ESTATE & JEAN DAVIS TRUST**



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