

Public Auction

GOOD FARM AND RANCHING LAND NEAR CARTER AND ELK CITY

SATURDAY, DEC. 7, 2019 10:00 A.M.

SALE & PROPERTY LOCATION: Opera House, Old Town Museum, Elk City, Oklahoma

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of these properties that would be a good addition to a farming or ranching operation. Additionally, if you are searching for hunting properties, you should consider this auction. We invite you to this special auction.

TRACT 1

LEGAL DESCRIPTION: E/2 SW/4 less 1 Acre in Section 32, Township 9 North, Range 21 W.I.M., Beckham County, Oklahoma (Surface Only)

DIRECTIONS: From intersection of I-40 & Highway 6 at Elk City, go 11.6 miles south on Highway 6 to State Highway 55, then west 2 miles, then 1 mile south on County Road #N1990, then .50 miles west on County Road #E1250 to sale property located on north side of road. (Watch for auction signs)

PROPERTY DESCRIPTION: This 79 acres M.O.L. is cropland that would be a good addition to a farming operation. The property offers numerous possibilities.

TRACT 2

LEGAL DESCRIPTION: Lots 1 & 2 & S/2 NE/4 of Section 5, Township 8 North, Range 21 W.I.M., Beckham County, Oklahoma (Surface Only)

DIRECTIONS: From intersection of I-40 & Highway 6 at Elk City, Go 11.6 miles south on Highway 6 to State Highway 55, then west 2 miles, then 1.25 mile south on County Road #N1990 to sale property located on west side of road. (Watch for auction signs)

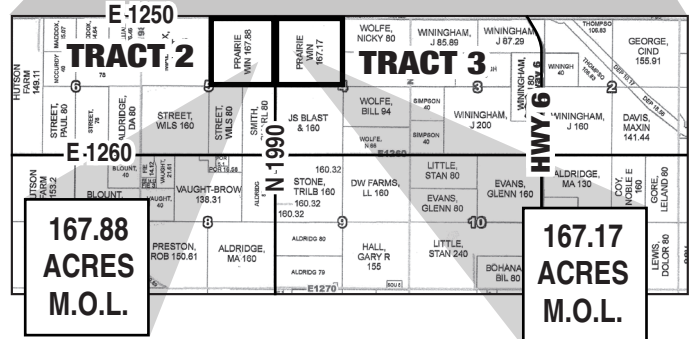
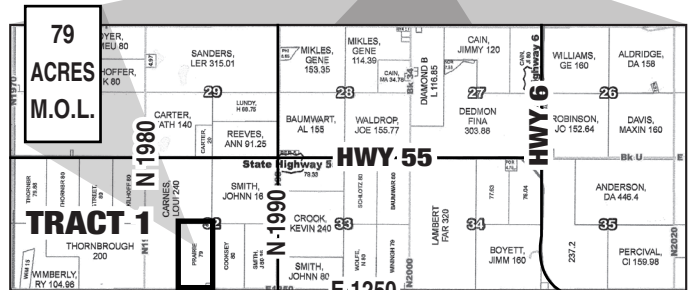
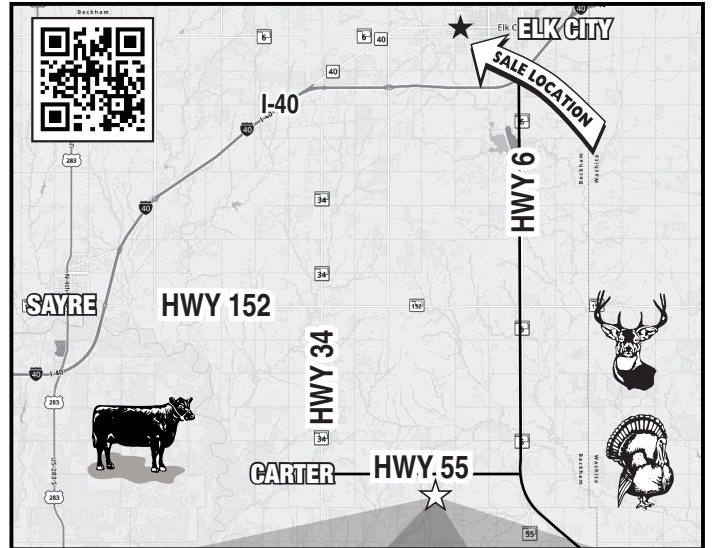
PROPERTY DESCRIPTION: This 167.88 acres M.O.L. is a good ranching property has good grass and good fences. The property also has good potential as a hunting property. The property is located in the Merritt School. The property offers many opportunities for someone searching for a special homesite on a country acreage, a good addition to a ranching operation, or a good hunting property. The property currently has native and improved grass.

TRACT 3

LEGAL DESCRIPTION: Lots 3 & SE/4 NW/4 & Lot 4 & SW/4 NW/4 of Section 4, Township 8 North, Range 21 W.I.M., Beckham County, Oklahoma (Surface Only)

DIRECTIONS: From Intersection of I-40 & Highway 6 at Elk City, Go south 11.6 miles on Highway 6 to State Highway 55, then 2 miles west on State Highway 55, then 1.25 miles south on County Road #N1990 to sale property located on east side of road. (Watch for auction signs)

PROPERTY DESCRIPTION: This 167.17 acres M.O.L. is a good ranching property that has good grass and good fences. The property is located in the Merritt School. The property offers many opportunities for someone searching for a special homesite on a country acreage, or a good addition to a ranching operation, or a good hunting property. The property is currently has native and improved grass with some cropland.



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



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.

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>

