

Real Estate Auction

COUNTRY ACREAGE BETWEEN ELK CITY AND SAYRE AND OIL AND GAS MINERALS

SATURDAY, FEB. 15, 2020 10:00 A.M.

SALE LOCATION: Beckham County Activity Barn, Sayre, Oklahoma (East of the Historic Beckham County Court House)

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of this special 80 acres and mineral interest located between Elk City and Sayre and it would be a good addition to a ranching operation or a great homesite!

LEGAL DESCRIPTION: Lot 3 and SE/4 NW/4 also know as East Half of the Northwest Quarter (E/2 NW/4) of Section 2, Township 10 North, Range 23 W.I.M., Beckham County, Oklahoma. (Surface Only)

MINERAL RIGHTS: An undivided 16.25/160ths interest in the oil, gas and other minerals in and under the West Half of the Northeast Quarter (W/2 NE/4) and the East Half of the Northwest Quarter (E/2 NW/4) of Section 2, Township 10 North, Range 23 WIM, Beckham County, Oklahoma.

An undivided 8.75/160ths interest in the oil, gas and other minerals in and under the Southwest Quarter (SW/4) of Section 35, Township 11 North, Range 23 WIM, Beckham County, Oklahoma.

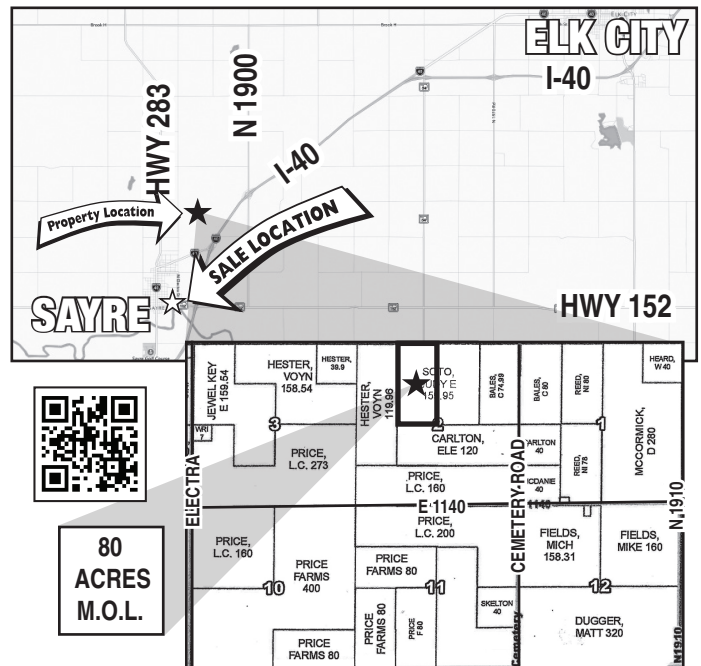
MINERAL BUYER RESPONSIBLE FOR TITLE WORK.

REAL ESTATE LOCATION: From Interstate 40 & Cemetery Road "Exit 26", Go 2.8 miles north on Cemetery Road to County Road #E1130, then west on County Road E1130 .50 miles west to property located on south side of road. (Watch for auction signs)

REAL ESTATE DESCRIPTION: This 80 acres M.O.L. would be a good addition to a ranching operation or a great potential for a home site. The property is located between Sayre and Elk City. The property has been surveyed. There will be a property fence built on the east side of the property prior to closing of the property sale. The property also has a Wind lease agreement that is from 2016 to 2023 with an annual option payment of approximately \$705 per year.

REAL ESTATE & MINERAL 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. Subject to the conformation of the district court.

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



LEON DUANE JACKSON



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>