

# Real Estate Auction

## 2 SPECIAL RANCHING AND HUNTING PROPERTIES SOUTH OF SAYRE, OKLAHOMA.

**SATURDAY, MARCH 14, 2020 • 10:00A.M.**

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

**PROPERTY LOCATION:** From the intersection of I-40 & Highway 283 (Flying J. Truck Stop), Go south 3 miles on Highway 283 to the property located on the East Side of Highway 283. Watch for Auction Signs.

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

**TRACT 1:** S/2 of Section 33, Township 9 North, Range 23 W.I.M., Beckham County, Oklahoma (Surface Only)

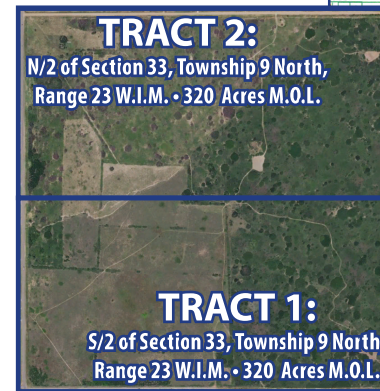
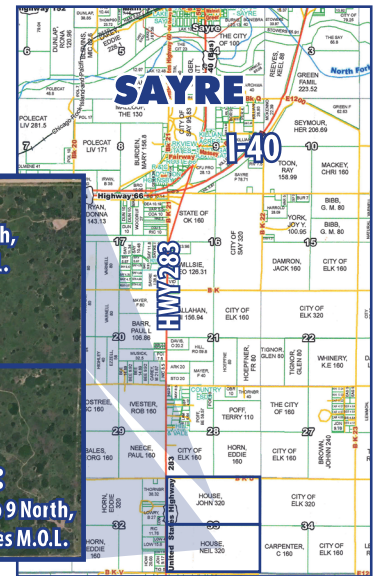
**DESCRIPTION:** This 320 Acres M.O.L. located in the south half of the Section is ranching and hunting land that would be a good addition to a ranching and hunting property. The property offers numerous possibilities.

**TRACT 2:** N/2 of Section 33, Township 9 North, Range 23 W.I.M., Beckham County, Oklahoma (Surface Only)

**DESCRIPTION:** This 320 Acres M.O.L. located in the north half of the Section is ranching and hunting land that would be a good addition to a ranching and hunting property. The property offers numerous possibilities.

**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. (Selling surface only)The water rights have been previously conveyed!

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



FOR MORE INFORMATION  
CALL 580-225-6743 OR GO TO  
[GENECOBAUCTION.COM](http://GENECOBAUCTION.COM)

TRACT #1 AND #2 WILL BE SOLD INDIVIDUALLY AND NOT RE-COMBINED!



### 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.GENECOBAUCTION.COM](http://WWW.GENECOBAUCTION.COM)**