

Real Estate Auction

TWO SPECIAL PROPERTIES
SPECIAL LOG HOME WITH LARGE SHOP BUILDING ON ACREAGE
& IRRIGATION SYSTEM ON GOOD CROPLAND & FARM EQUIPMENT.

NEW SALE DATE

SATURDAY, MAY 2, 2020 • 10:00 A.M

SALE & PROPERTY LOCATION: From Highway 283 & I-40, Go 6 miles south on Highway 283 to CR#1260, Go 3 Miles West on CR#1260 Road to CR# N1840, Go 1 Mile North on CR# N1840 to #CR1250, then .3 east on CR# 1250 Road to property and sale location.

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of this special home and shop building and good cropland with irrigation system, along with well maintained farm equipment. We invite you to this special auction.

TRACT 1: House & Shop Building on two acres in SE/4 of Section 36, Township 9 North, Range 24 W.I.M., Beckham County, Oklahoma (Surface Only)

DESCRIPTION: The property is an approximately 2,330 square foot 2 story log home with 3 bedrooms and 2.5 bathrooms and shop building on 2 acres. The log home has 2 electric central heat & air units and a brick fireplace and 18 foot above ground pool. The master bathroom has a double sink, jacuzzi tub, walk-in shower, laundry and walk-in closet. There are the master bedroom downstairs, and 2 bedrooms upstairs with a full bathroom in the west bedroom. There is a concrete driveway and a metal storage building north of the house. There is an in-ground sprinkler system around the house. There is a 45'x75' metal shop with a concrete floor and an attached 20'x75' equipment shed. The shop building has 3 automatic overhead shop doors and small apartment with a bathroom. The shop building is wired for 220 amp throughout the barn.

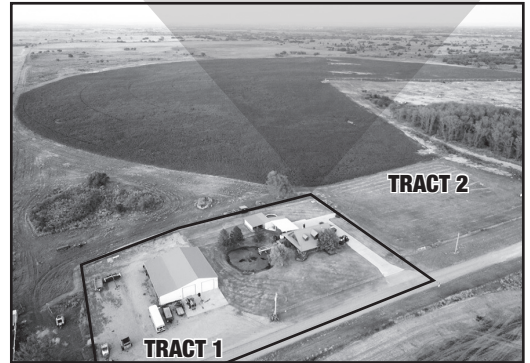
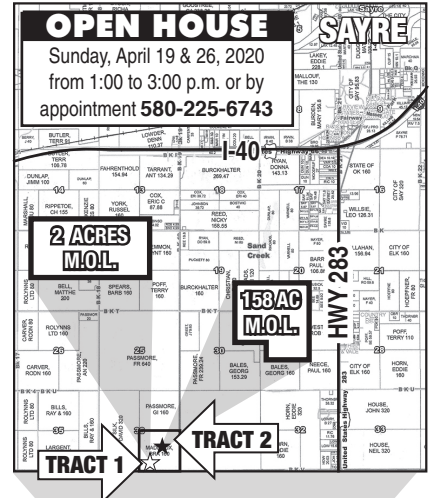
TRACT 2: 158 acres of cropland with a 2018 Valley 7 Tower irrigation system in SE/4 of Section 36, Township 9 North, Range 24 W.I.M., Beckham County, Oklahoma (Surface Only)

DESCRIPTION: The property has 4 irrigation wells with 3 wells producing 200 gallon per minute and 1 well producing 100 gallon per minute. There is a 2018 Electric Valley 7 Tower irrigation System that irrigates 112 acres of cropland with the rest in Bermuda and native pastureland.

Tract #1 and #2 will be sold individually and not re-combined!

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)

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



REAL ESTATE SELLS AT 11:00 AM

FARM EQUIPMENT

- 1973 Cat D-5 Dozer W/Brush Rake
- John Deer 8640 Tractor, Dual Wheel
- 1953 Golden Jubilee Tractor w/ Woods 5' Mower
- John Deere Trailer Running Gear
- 20' Pontoon Boat Trailer
- 5' Blade
- 14' Krause Sweep Plow w/Drags
- 12' 3 Point Sweep Plow
- 3 Bottom Breaking Plow
- 2 Bottom Breaking Plow
- 5' Tandem Disc
- 5' Landscape Rake
- 3 Point Sprayer
- Dingleman Harrows
- 6' Plastic Water Tank
- Windrow Turner
- Feed Bunks • Boom
- Squeeze Chute • Fuel Tank
- Water Trailer • Hands Tools
- 8' Portable Self Feeder
- Lot T-Post Various Lengths
- Lot Electric Wire
- Lot Electric Fence Posts
- Lot Electric Insulators
- 80 Gallon Air Compressor 220 volt
- Powder River Head Gate
- Group of Cattle Panels
- Wooden Corner Posts
- 48' Shipping Container (to be moved)



John Deer 8640 Tractor, Dual Wheel



1953 Golden Jubilee Tractor and a Woods 5' Mower



WE INVITE YOU TO ATTEND THIS SPECIAL AUCTION!

1973 Cat D-5 Dozer W/Brush Rake



BRAD & SHELLEY MADDOUX



Gene Cobb Auction & Realty

Richard E. Cobb, CAI, AARE • Auctioneer/Real Estate Broker • Certified Appraiser

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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>