

Real Estate Auction

3 SPECIAL RANCHING AND HUNTING PROPERTIES NEAR ERICK, OKLAHOMA

SATURDAY, JUNE 20, 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 these properties that would be a good addition to a ranching operation. If you are searching for a hunting property, you should consider this auction. We invite you to this special auction.

TRACT 1

LEGAL DESCRIPTION: 143.41 Acres M.O.L. in Lots 3 & S/2 of Lots 4 & All of Lot 5 & SE/4 NW/4 of Section 6, Township 9 North, Range 25 W.I.M., Beckham County, Oklahoma (Surface Only)

PROPERTY LOCATION: From Intersection of I-40 and State Highway 30 (Exit #7) Go North on Highway 30 1.5 miles to County Road #E1220, Then East on County Road #E1220 1.25 miles to property on North Side of Road. Watch for Auction Signs.

DESCRIPTION: The property is ranching and hunting land that would be a good addition to a ranching or hunting property. The property offers numerous possibilities and has a good fence and rural water.

TRACT 2

LEGAL DESCRIPTION: 139 Acres M.O.L. in SW/4 of Section 16, Township 9 North, Range 25 W.I.M., Beckham County, Oklahoma (Surface Only)

PROPERTY LOCATION: From Intersection of I-40 and State Highway 30 (Exit #7) Go North on Highway 30 1.5 miles to County Road #E1220, Then East on County Road #E1220 1.25 miles to property on North Side of Road. Watch for Auction Signs.

DESCRIPTION: This property is good ranching land currently in improved grass. This would be a good addition to a ranching operation. We invite you to attend this special auction.

TRACT 3

LEGAL DESCRIPTION: NE/4 of Section 16, Township 9 North, Range 25 W.I.M., Beckham County, Oklahoma (Surface Only)

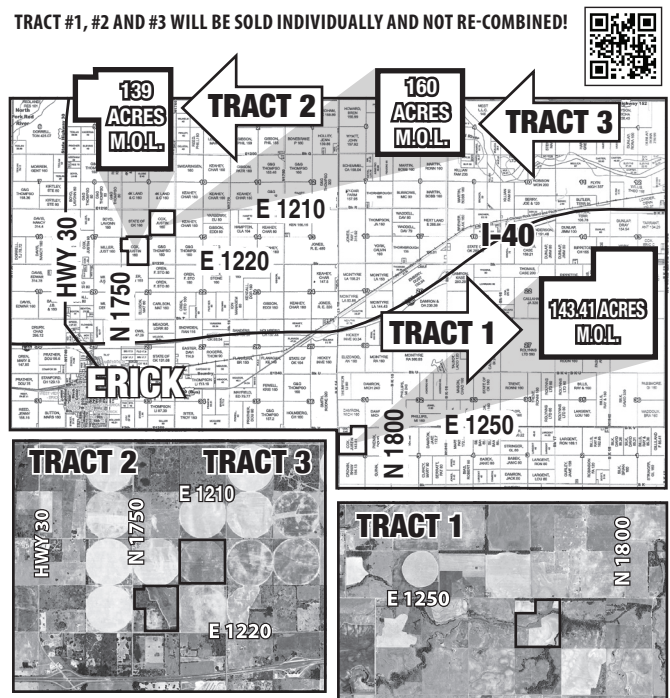
PROPERTY LOCATION: From intersection of I-40 and State Highway 30 (Exit 7) Go North on Highway 30 2.5 to County Road #E1210, Then East on County Road #1210 1.75 miles to the property on the South Side of Road. Watch for Auction Signs

DESCRIPTION: This property is good ranching & hunting land with improved and native grass with brush. The property has good fences. We invite you to attend this special auction.

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

TRACT #1, #2 AND #3 WILL BE SOLD INDIVIDUALLY AND NOT RE-COMBINED!



JUSTIN AND SARAH COX



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.

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