

Real Estate Auction

SPECIAL RANCHING AND HUNTING REAL ESTATE CLOSE TO ELK CITY AND SAYRE

SATURDAY, JUNE 27, 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 property that would be a good addition to a ranching operation. If you are searching for a hunting property or a special home site, you should consider this auction. We invite you to this special auction.

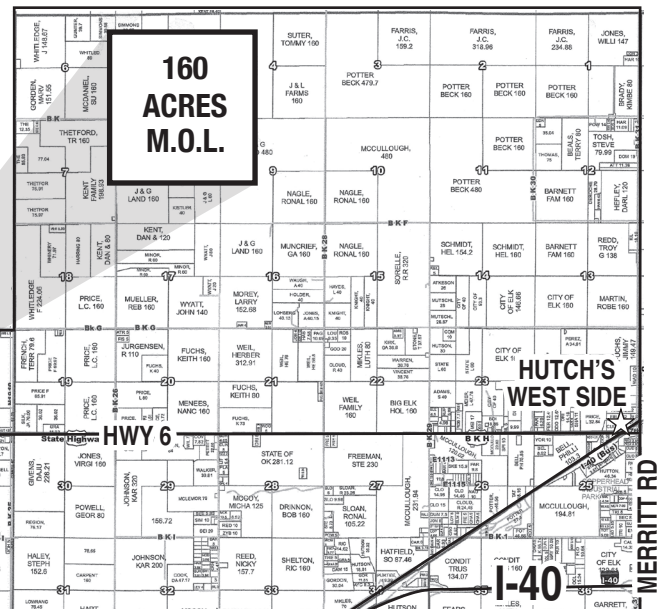
LEGAL DESCRIPTION: Northeast Quarter (NE/4) of Section 27, Township 11 North, Range 23 W.I.M Beckham County, OK(Surface Only)

PROPERTY LOCATION: From Intersection of Highway 6 & Highway 66 (Hutch's West Side), Go West 8 Miles on Highway 6 to Sale Property on South side of Highway 6 (Watch for auction signs)

PROPERTY DESCRIPTION: This is a special property located close to Elk City, Sayre and Cheyenne with easy access from Highway 6. The property has both improved and native grasses with a spring fed creek. The property has good fences and corrals. The property was originally in cropland with a base of 84 acres with a wheat base of 33.8 acres with a yield of 21 bushels and a generic base of 50.2 acres before it was planted in improved grasses. The property along the creek provides good hunting for deer and turkey. This property has potential as a good home site, with rural water on east side. There is a wind lease agreement that expires 2023 with an annual option payment of approximately \$1,410 per year.

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.



TRUMAN THETFORD



Gene Cobb Auction & Realty

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

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Rhett D. Cobb • Licensed Auctioneer • Real Estate Broker - Texas & Oklahoma

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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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AND TO VIEW MORE PICTURES OF THIS SALE: <http://www.genecobbauction.com>**