

Real Estate Auction

**SPECIAL RANCHING OR COUNTRY HOMESITE
CLOSE TO ELK CITY**

SATURDAY, FEBRUARY 6, 2021 • 10:00 A.M.

SALE & PROPERTY LOCATION: From intersection of Highway 66 & Highway 34 (Love's Convenience Store), then North 2 miles on Highway 34 to Sale property located on east side of Highway 34. (Watch for auction signs).

AUCTIONEER'S STATEMENT: It is a privilege to conduct this public auction of this special property close to Elk City that would be a ideal location for a country homesite and a good addition to a ranching operation. We invite you to attend this special auction.



LEGAL DESCRIPTION: 40 Acres in Northeast Quarter (NE/4) of Section 12, Township 11 North, Range 21 W.I.M., Beckham County, Oklahoma (Surface Only)

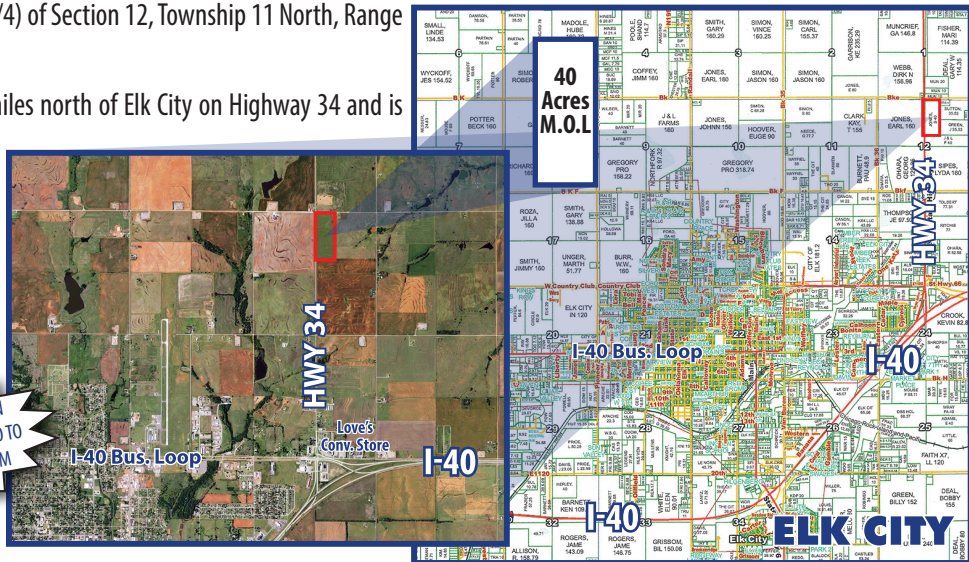
PROPERTY DESCRIPTION: The 40 acres is located 2 miles north of Elk City on Highway 34 and is currently in improved grasses that produces an abundance of hay. It is also an ideal location for a homesite close to Elk City with the benefits of country living and easy access to the city benefits of Elk City or a good addition to a ranching operation.

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.

SELLER: BRIAN LEE JONES

FOR MORE INFORMATION
CALL 580-225-6743 OR GO TO
GENECOBAUCTION.COM



Gene Cobb Auction & Realty

Richard E. Cobb, CAI, AARE
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 (580) 225-6743

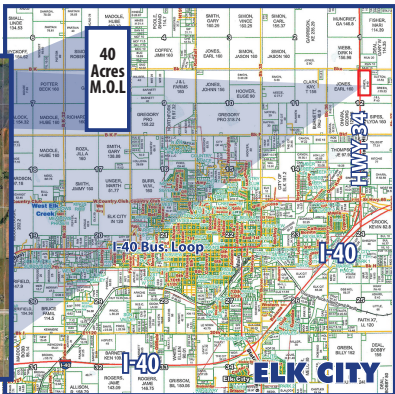
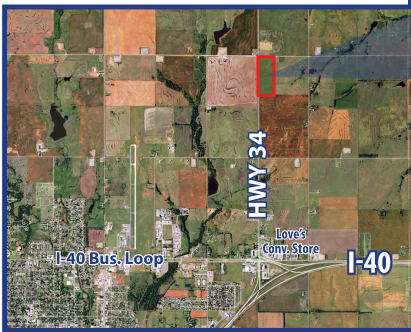
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FEBRUARY 2021						
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*****ECRWSS*****



Local
 Postal Customer

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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.