

# Real Estate Auction

## SPECIAL HUNTING & RANCH PROPERTY SOUTHEAST OF SWEETWATER, OKLA.

**SAT. AUG. 28, 2021 • 10:00 A.M.**

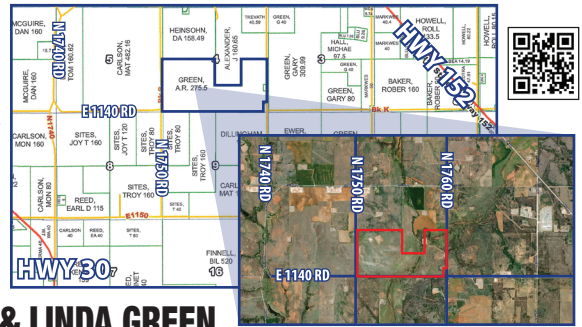
**SALE LOCATION:** Beckham County Activity Barn, Sayre, Oklahoma (Located east of the Historic Beckham County Courthouse)

**PROPERTY LOCATION:** From Sweetwater, Okla, go east on Highway 152 to CR #N1750, then south 4 miles on County Road #N1750 to the property. (Watch for auction signs) From #N1760 and #E1120 (Buffalo Cemetery), Go South on County Road #N1760 1.70 miles to east side of the property.

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the auction of this good hunting and ranching property southeast of Sweetwater. This property would be a good addition to a ranching operation. This property has Buffalo Creek crossing the east side of the property and has good hunting potential.

**TRACT 1:** SW/4 & S/2 SE/4 & NE/4 SE/4 in Section 4, Township 10 North, Range 25 W.I.M., Beckham County, Oklahoma (surface only) 277.50 Acres M.O.L.

**DESCRIPTION:** This ranching and hunting property formerly know as the Sunshine Ranch would be good addition to a ranching operation with good fences, two water wells, and Buffalo Creek crossing the east side of the property. The property would also be a good hunting property with good cover along Buffalo Creek. Additionally, there is also a 1990 Double Wide trailer located on the east side of the property close to Buffalo Creek that would have potential as a hunting cabin or a weekend get a way.



**SELLER: A.R. GREEN JR & LINDA GREEN**

## STARTER HOME OR INVESTMENT PROPERTY NORTH OF ARNETT, OKLA.

**SAT. AUG. 28, 2021 • 2:00 P.M.**

**SALE & PROPERTY LOCATION:** From Highway 283 & Highway 46, go 2.8 miles north on Highway 46 to County Road #E0580, then west on County Road #E0580 .75 miles to the property located on the north side of the road.

**DESCRIPTION:** The 936 square foot frame house with siding and a metal roof is located on 2.50 acres in Section 29, Township 20 North, Range 24 W.I.M., Ellis County, Oklahoma (surface only). The house has living room, kitchen & dining area, 3 bedrooms, 2 bathrooms and a basement. The house would be a good starter home or a good investment property. We invite you to attend this special auction.



### OPEN HOUSE

Sunday, Aug. 22, 2021 from 1:00 to 3:00 p.m.  
or by appointment **580-225-6743**

**REAL ESTATE TERMS:** 15% of the purchase price will be placed in escrow day of sale. Property will be conveyed by warranty deed. (Selling surface only). Possession will be at closing. All measurements are approximate. The seller reserves the right to accept or reject the final bid. (Selling surface only) **BROKER PARTICIPATION INVITED:** Brokers must pre-register client 48 hours in advance of auction.

