

Real Estate Auction

**GOOD RANCH AND FARM LAND NEAR GOULD, OKLA
FARM MACHINERY & PERSONAL PROPERTY**

SATURDAY, OCTOBER 16, 2021 • 10:00 A.M.

SALE LOCATION: From Gould, Oklahoma, Go South 3 Miles on Highway 5 to County Road #E1650 Road, Then East 3 Miles on County Road #E1650 Road to Auction Site. Watch for Auction Signs.

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of these nice real estate properties and farm machinery & personal property. Mr. & Mrs. Clyde & Sally Hickerson, long time residents of the Gould Community, will be selling real estate and farm machinery, equipment & tools. We invite you to attend this special auction.

TRACT 1: NW/4 of Section 22, T2N, R24 W.I.M.

PROPERTY DESCRIPTION: This 160 Acres M.O.L. of Ranchland would be a good addition to a Ranching operation. The property has good fences and offers numerous opportunities.

PROPERTY DIRECTIONS: From Gould, Go 3 miles south on Highway 5 to CR#E1650 Road. Then 3 miles East on CR#1650 to CR#N1820 Road, then .50 mile north on east side of road.

TRACT 2: SW/4 of Section 22, T2N, R24 W.I.M. less 20 acres M.O.L.

PROPERTY DESCRIPTION: This 140 Acres M.O.L. of Ranch & Farmland offers numerous opportunities. This property has good fences and offers numerous opportunities.

PROPERTY DIRECTIONS: From Gould, Okla, Go 3 miles south on Highway 5 to CR#E1650. Then 3 miles east on CR#1650 to CR#N1820 Road to property.

TRACT 3: NW/4 of Section 5, T1N, R24 W.I.M.

PROPERTY DESCRIPTION: This 160 acres M.O.L. of Ranchland would be a good addition to a Ranching operation. This property offers numerous opportunities.

PROPERTY DIRECTIONS: From Gould, Go 5 miles south on Highway 5 to County Road #E1670. Then 1.25 miles east on County Road #E1670 Road to property located on South Side of the Road. Watch for auction signs.

REAL ESTATE TERMS: 15% of the purchase price will be placed in escrow day of sale. Property will be conveyed by warranty deed. The owner will convey 20% of owned minerals to the successful bidders. The water rights will not be conveyed with the individual tracts (selling surface only). Possession will be at closing. All measurements are approximate. The seller reserves the right to accept or reject the final bid.

BROKER PARTICIPATION INVITED:

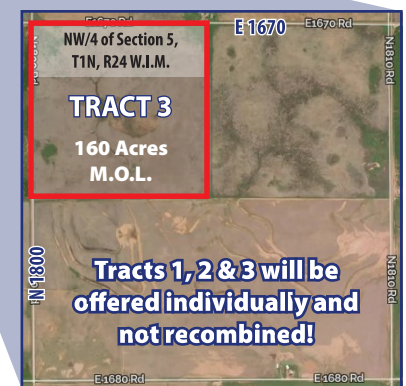
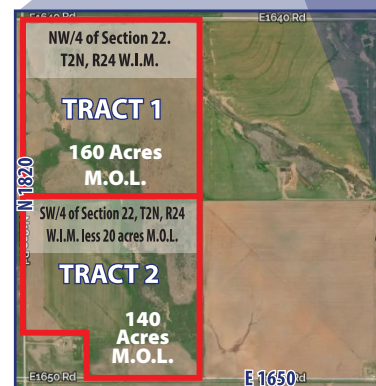
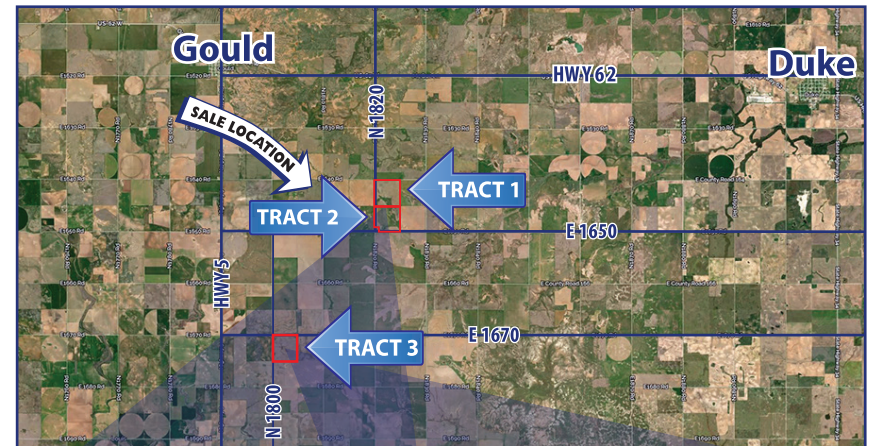
Brokers must pre-register client 48 hours in advance of auction.



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

REAL ESTATE SALES AT 10:00 A.M

SELLER: THE CLYDE AND SALLY HICKERSON FAMILY TRUST



Gene Cobb Auction & Realty

Richard E. Cobb, Real Estate Broker. CAI, AARE

P.O. Box 982 • Elk City, OK 73648

(580) 225-6743

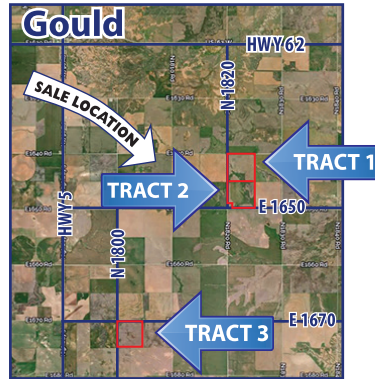


PRSR STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

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

OCTOBER 2021

					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						



*****ECRWSS*****

Local
Postal Customer

SMALL ITEMS

Chainsaw • Drill Press
Stanley Finish Nailer
Forney Welder • Grinder
Cutting Torches • Sprayer
Black Hawk Heavy Duty Socket Set
New Pitcher Pump
Numerous Hand tools

MISCELLANEOUS

Cast Iron Skillets • Saddle Girts
Bridles • Halters • Ropes

ANTIQUES

Cow Yokes • Dehorers
Cotton Scales w/Pea
Windmill Pipe Pullers
Tractor Seat • Crosscut Saw
7 – 50 Caliber Ammo Boxes

EQUIPMENT

1976 Case 2290 Tractor – 13946 Hours
International Hoehme With Drags – 15’
Graham 15 Shank Hoehme
International 15’ Tandem Disc
John Deere 33 Cotton Stripper
Diesel Fuel Tank On Pickup Bed Trailer
Brush Hog/shredder 15’
Grader For Tractor
4-Row Knife Sled
500 Gallon Propane Tank W/trailer
Post Hole Digger Attachment For
Tractor
Diesel Fuel Tank On Pickup Bed Trailer
2 – Cotton Trailer Frames
Graham Hoehme For Parts
Cattle Feeder

ITEMS TOO NUMEROUS TO MENTION

FOR MORE PROPERTY INFORMATION CALL 580-225-6743 OR VISIT GENECOBBAUCTION.COM

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.