

Real Estate Auction

**SPECIAL BRICK 3 BEDROOM HOUSE IN TALOGA
& 2 ACREAGES CLOSE TO TALOGA**

SATURDAY, APRIL 30, 2022 • 10:00 A.M.

SALE LOCATION: 315 West Primrose Avenue, Taloga, Oklahoma

AUCTIONEER'S STATEMENT: It is a privilege to conduct the auction of these special properties at Taloga, Okla. All 3 properties are close to the Taloga Public Schools. We invite you to this special auction.

TRACT 1: 315 W. Primrose Avenue, Taloga, Okla. (Surface Only)

Property Description: This property is a one story brick 1,912 Square Foot House with a 2 car garage that includes a kitchen & dining area, living room, 3 bedrooms, 2.5 bathrooms, & a utility room. The house has central heat and air conditioning and is on city utilities. This property would be a good place to call "Home".

TRACT 2: 310 W. Primrose Ave., Taloga, Okla. (Surface Only)

Property Description: This property includes 2.00 Acres in SW/4 of Section 13, Township 18 North, Range 17 W.I.M., Dewey County, Oklahoma with an older house located on the property.

Tract 3: 405 South Wesley, Taloga, Okla. (Surface Only)

Property Description: This property includes 4.00 Acres in SW/4 of Section 13, Township 18 North, Range 17 W.I.M., Dewey County, Oklahoma with old house used as storage.

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.

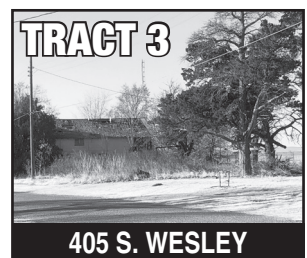
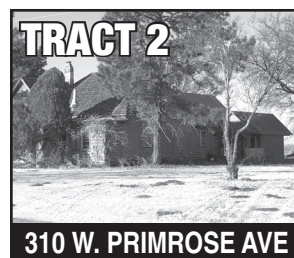
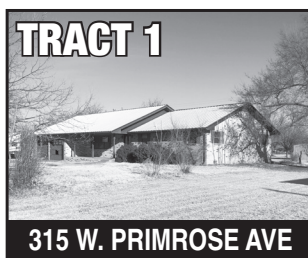
All measurements are approximate.

BROKER PARTICIPATION INVITED:

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

OPEN HOUSE

Sunday, April. 17 and 24, 2022 from
1:00 to 3:00 p.m. or by appointment
580-225-6743



SELLER: GLENN KARL WEST ESTATE



Gene Cobb Auction & Realty

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

580-225-6743 • P.O. Box 982 • Elk City, Oklahoma 73648

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

806-206-1554 • P.O. Box 763 • Canyon, Texas 79015 • Texas Broker # 0549348 • TDLR # 16204 • Oklahoma Broker # 142951

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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>**