

# Real Estate Auction

**PRIME CROPLAND & PASTURELAND WEST OF DURHAM, OKLA.  
SATURDAY, JUNE 18, 2022 • 10:00 A.M.**

**SALE LOCATION:** Durham Community Building, Durham Oklahoma.

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the auction of this prime cropland and pastureland that would be a good addition to your farming and ranching operation. We invite you to attend this special auction.

**TRACT 1:** 1 SW/4 of Section 101, Block 41, H & TC, Hemphill County, Texas (Surface Only)  
**PROPERTY LOCATION:** From the intersection of HWY 33 & HWY 30, Go 5 miles west Hwy 33, go .9 mile north to TX CR 29, and .5 mile west on TX CR P to property on north side of road  
**PROPERTY DESCRIPTION:** This property includes 160 acres M.O.L. of good cropland with good fence. This would be a good addition to a farming operation.

Tract 1

160  
Acres  
M.O.L.



TRACT #1 - #4 WILL  
BE SOLD INDIVIDUALLY  
AND NOT RE-COMBINED!



160  
Acres  
M.O.L.

Tract 2

242.85  
Acres  
M.O.L.

Tract 3

141.69  
Acres  
M.O.L.

Tract 4

## OPEN HOUSE ON TRACT 2

Sunday, June 12, 2022 from  
1:00 to 3:00 p.m. or by appointment  
call 580-225-6743

**TRACT 2:** SW/4 of Section 102, Block 41, H & TC Hemphill County, Texas (Surface Only)  
**PROPERTY LOCATION:** From the intersection of HWY 33 & HWY 30, Go 5 miles west on Hwy 33, go 1 mile north on TX CR 29 to property, on east side of road. (Watch for signs)  
**PROPERTY DESCRIPTION:** This property includes 160 acres M.O.L. of good cropland with good fence. This would be a good addition to a farming operation. The property includes a 2 bedroom, 2 bath frame house that would be a good place to call "home" or a good weekend house with barns, grain bins and good corrals.

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

**TRACT 3:** East 3/4 E/2 of Section 102, Block 41, H & TC, Hemphill County, Texas (Surface Only)  
**PROPERTY LOCATION:** From the intersection of HWY 33 & HWY 30, Go 5 miles west on Hwy 33, go 2 miles north on TX CR 29 and .6 mile east on TX CR 0 to property, on south side of road. (Watch for signs)  
**PROPERTY DESCRIPTION:** This property includes 242.85 acres M.O.L. of good cropland and grassland with good fence. This would be a good addition to a farming and Ranching operation.

**TRACT 4:** Section 57 of Oklahoma Strip. Hemphill County, Texas and NE/4 NE/4 of Section 31, Township 16 North, Range 25 W.I.M., Roger Mills County, Oklahoma (Surface only)  
**PROPERTY LOCATION:** From the intersection of HWY 33 & HWY 30, Go 4 miles west on Hwy 33, go .8 mile north on N1680RD, to property, on west side of road. (Watch for signs)  
**PROPERTY DESCRIPTION:** This property includes 141.69 acres M.O.L. of pastureland and cropland would be a good addition to a ranching and farming operation.

HITCHIN POST  
4 MILES  
→

HWY 33

# Gene Cobb Auction & Realty

Richard E. Cobb, Real Estate Broker. CAI, AARE  
P.O. Box 982 • Elk City, OK 73648  
(580) 225-6743



**RHETT D. COBB** • LICENSED AUCTIONEER  
REAL ESTATE BROKER - TEXAS & OKLAHOMA

**806-206-1554**

TEXAS BROKER # 0549348 • TDLR # 16204 • OKLAHOMA BROKER # 142951

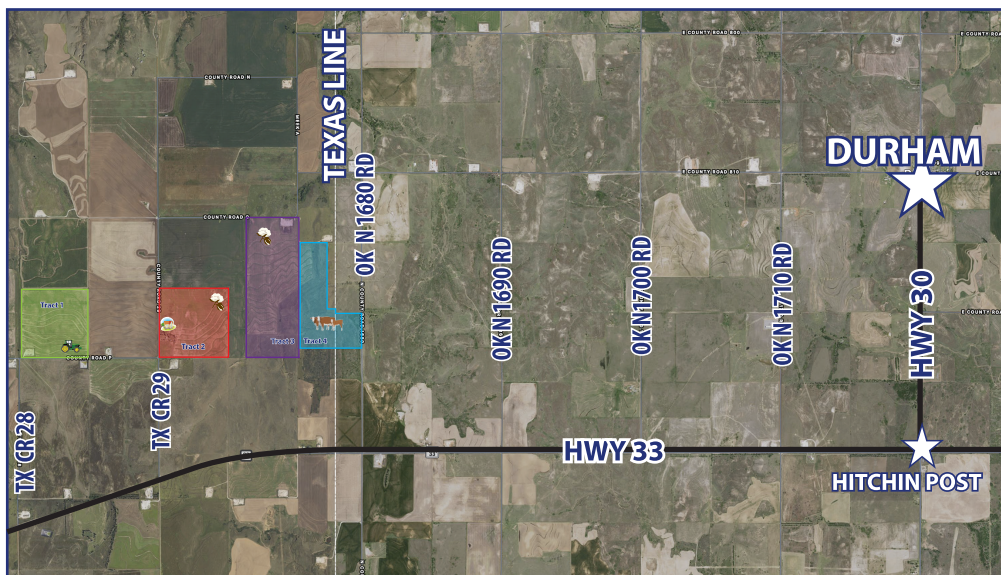
## JUNE 2022

|    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|
|    |    |    | 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 |    |    |



\*\*\*\*\*ECRWSS\*\*\*\*\*

Local  
Postal Customer



**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.

**FOR MORE PROPERTY INFORMATION CALL 580-225-6743 OR VISIT [GENECOBBAUCTION.COM](http://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.

PRSRT STD  
ECRWSS  
U.S. POSTAGE  
**PAID**  
EDDM RETAIL