## Real Estate Auction

## RANCHING, HUNTING & INVESTMENT PROPERTY NEAR BERLIN, OKLAHOMA

**SATURDAY, JUNE 17, 2023 • 10:00 A.M.** 

**SALE LOCATION:** Opera House, Old Town Museum, 2717 W. Third Street, Elk City, Oklahoma

**PROPERTY LOCATION:** From the Intersection of Highway 283 & Highway 6, that is located 10 miles west of Elk City, Oklahoma, Go North on Highway 283 2 miles to the Berlin Road where the property is located on the Northeast corner of the intersection of Highway 283 and County Road #1080. Watch for the auction signs.

**AUCTIONEER'S STATEMENT:** The property that will be offered in 2 separate tracts offers unlimited potential for a good addition to a ranching operation, a good hunting property with

deer and turkey, and a investment property with annual wind turbine revenue. We invite you to attend this special auction.

TRACT 1: SE/4 of Section 5, Township 11 North, Range 23 W.I.M., Roger Mills County, Oklahoma (Surface Only)

**PROPERTY DESCRIPTION:** The property consists of 150.21 Acres M.O.L. that includes a wind turbine that produces a annual revenue, in addition to improved grass for a cattle operation. The property is adjoined by Highway 283 on the west side of the property.

**TRACT 2:** Lots 1 & 2 & S2 NE4 of Section 5, Township 11 North, Range 23 W.I.M. Roger Mills County, Oklahoma (Surface Only)

**PROPERTY DESCRIPTION:** The property consists of 154 Acres M.O.L. that includes native grass for a ranching operation and

a prime hunting property with exceptional hunting for deer and turkey. The property is adjoined

by Highway 283 on the west side of the property.

**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)

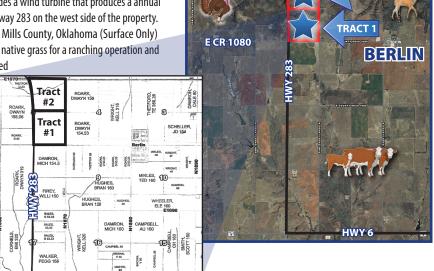
## **BROKER PARTICIPATION INVITED:**

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



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

**SELLER: BILL E. & LARAYNE SKELTON** 



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