

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 an 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

