

# Real Estate Auction

## 2 SPECIAL FARMING AND RANCHING PROPERTIES IN THE CARTER COMMUNITY

### SATURDAY, OCTOBER 7, 2023 • 10:00 A.M.

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

**AUCTIONEER'S STATEMENT:** The property will be offered in 2 separate tracts. They offer unlimited potential and will be a good addition to a farming and ranching operation. We invite you to attend this special auction.

**TRACT 1:** NE/4 of Section 21, Township 9 North, Range 22 W.I.M., Beckham County, Oklahoma (Surface Only) 160 Acres M.O.L.

**PROPERTY LOCATION:** From Carter, Oklahoma, Go 2 Miles North on Highway 34, then 1 Mile West on County Road E1220 to the NE/4 located on the south side of the road. (Watch for auction signs)

**PROPERTY DESCRIPTION:** The property located close to Carter, Oklahoma is good farmland with a small amount of grassland and would be a good addition to a farming and ranching operation.

**TRACT 2:** SW/4 of Section 24, Township 9 North, Range 22 W.I.M., Beckham County, Oklahoma (Surface Only) 162.01 Acres M.O.L.

**PROPERTY LOCATION:** From Carter, Oklahoma, Go 1 Mile North on Highway 34, then 1 Mile East on County Road E1230 to the SW/4 located on the north side of the road, (Watch for auction signs)

**PROPERTY DESCRIPTION:** The property located close to Carter, Oklahoma is good farmland with a small amount of grassland and would be a good addition to a farming and ranching operation.

**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.

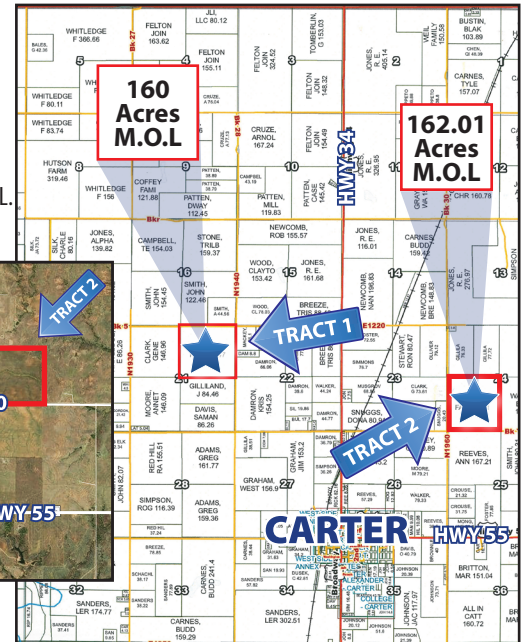
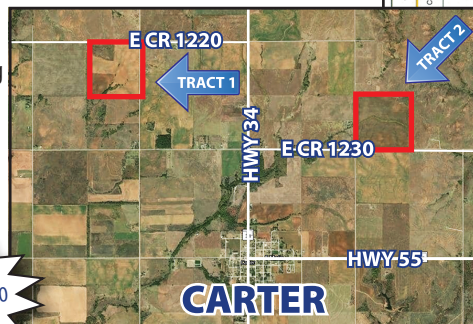
All measurements are approximate. (Selling surface only)

**BROKER PARTICIPATION INVITED:**

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



FOR MORE INFORMATION  
CALL 580-225-6743 OR GO TO  
[GENECOBAUCTION.COM](http://GENECOBAUCTION.COM)



**SELLER: SIMPSON FARMS, LLC**