

Real Estate Auction

2 SPECIAL RANCHING AND HUNTING PROPERTIES IN THE ERICK COMMUNITY

SATURDAY, OCT. 14, 2023 • 10:00 A.M.

SALE LOCATION: Beckham County Activity Barn, Sayre, Oklahoma (Located East of the Historic Beckham County Court House)

AUCTIONEER'S STATEMENT: The property that will be offered in 2 individual tracts offers potential; for a good addition to a ranching and hunting operation. We invite you to attend this special auction.

TRACT 1: All of the NW/4 of Section 26, Township 9 North, Range 25 W.I.M. lying and being south of Interstate 40 Highway, containing approximately 63 acres, more or less. (surface only)

PROPERTY LOCATION: From Erick, Oklahoma, Go east on Highway 66 to County Road N1770 then 1 Mile North on County Road N1770 to the Property. (Watch for auction signs)

PROPERTY DESCRIPTION: The property located close to Erick, Oklahoma and Interstate 40 is good grassland and would be a good addition to a ranching operation. It would also be a good location for a homesite.

TRACT 2: All of the NW/4 of Section 26, Township 9 North, Range 25 W.I.M. lying and being north of Interstate 40 Highway right of way, containing approximately 83 acres, more or less (Surface only)

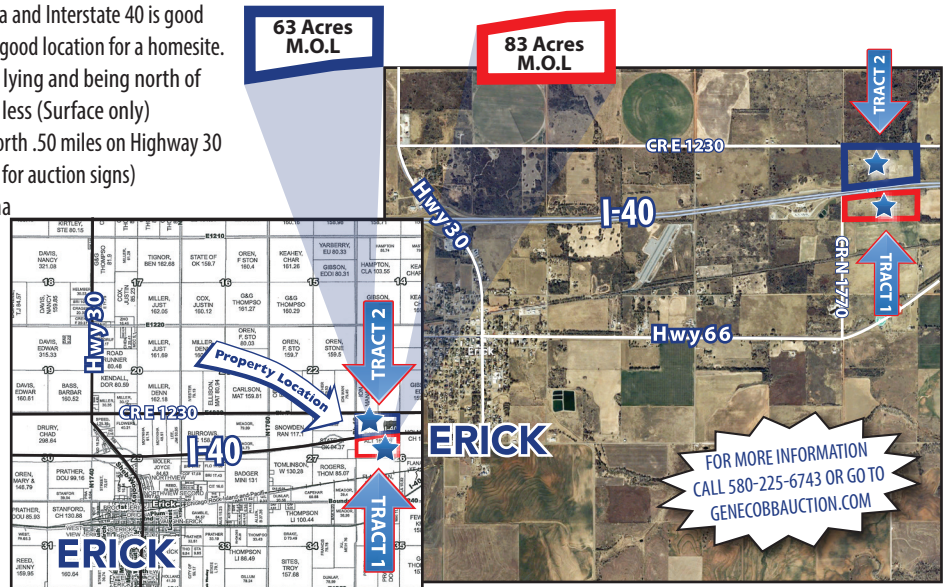
PROPERTY LOCATION: From Erick, Oklahoma (I-40 & Highway 30), Go north .50 miles on Highway 30 to County Road E1230, then 3 miles east on County Road E1230 to Property. (Watch for auction signs)

PROPERTY DESCRIPTION: The property located close to Erick, Oklahoma and Interstate 40 is good grassland and would be a good addition to ranching operation. It would also be a good location for a homesite.

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.



SELLER: WE INVITE YOUR TO ATTEND