

# Real Estate Auction

**HOUSE AND COUNTRY ACREAGE LOCATED  
NEAR ELK CITY, OKLAHOMA**

**SATURDAY. OCT. 28, 2023 • 10:00 A.M.**

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

**PROPERTY LOCATION:** From intersection of Highway 6 & Interstate 40, go 3 Miles south on Highway 6 to Auction Property located on the West Side of Highway 6. (Watch for Auction Signs)

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the auction of this nice Country Acreage close to Elk City and located in the Merritt School District. We invite you to attend this special auction.

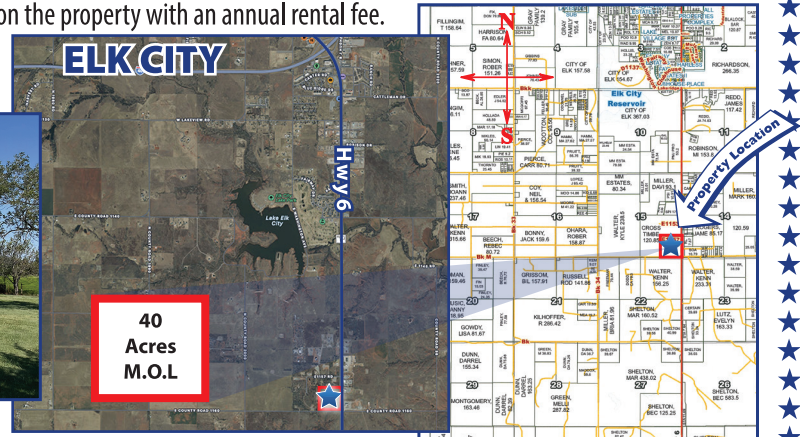
**LEGAL DESCRIPTION:** SE/4 SE/4 of Section 15, Township 10 North, Range 21 W.I.M., Beckham County, Oklahoma (Surface Only) 40 Acres M.O.L.

**PROPERTY DESCRIPTION:** This nice country acreage of 40 acres located on the West Side of Highway 6 includes an approximate 2,128 square foot Frame Home with refrigerated air & propane heat. The home includes 3 bedrooms, 2 bathrooms and Cellar. Additionally there is a 1,200 square foot metal barn located behind the house. The house is on rural water & has a water well for livestock. There is a radio tower located on the property with an annual rental fee.

**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



**RAYMOND WALTERS & DELLA WALTERS ESTATE**