

# Real Estate Auction

**PASTURELAND CLOSE TO MERRITT, ELK CITY  
& CARTER, GOOD OPPORTUNITY**

**SATURDAY, AUGUST 17, 2024 • 10:00 A.M.**

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

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct this special auction of this pastureland that would be a good addition to a ranching operation. Additionally, it would be a nice site for a homesite for country living. We invite you to attend this special auction.

**PROPERTY LOCATION:** From intersection of Highway 152 and Highway 34, Go South 1 mile on Highway 34, Then go East 2.50 miles on County Road 1200 to property located on the North side of the road or from the intersection of County Road 1970 (Merritt Road) go 1 mile South on County Road 1970, Then 0.50 of a mile East on County Road 1200 to property located on the North side of the road. Watch for Auction Signs!

**LEGAL DESCRIPTION:** SE4 of Section 6, Township 9 North, Range 21 W.I.M., Beckham County, Oklahoma. 160 Acres M.O.L. (Surface Only)

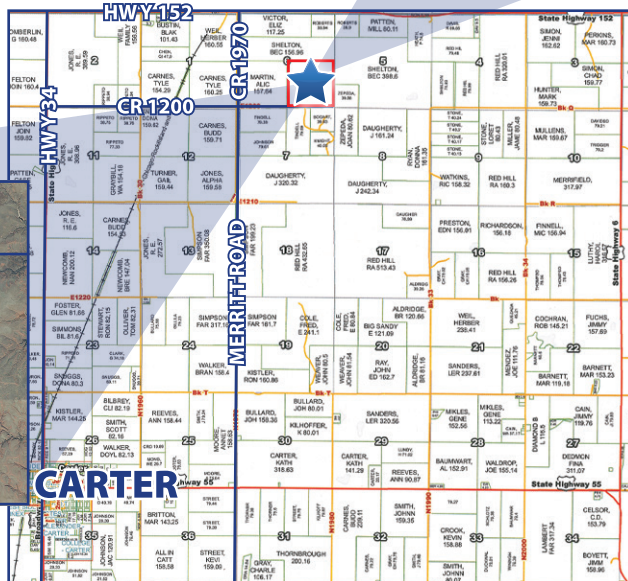
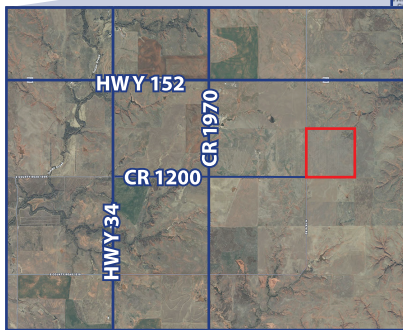
**PROPERTY DESCRIPTION:** The property that is close to Elk City, Merritt, & Carter is in native pastureland. It would be a good addition to a ranching operation or a good place for a Homesite! The property has numerous opportunities. We invite you to attend this auction.

**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.

**160  
Acres  
M.O.L.**



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

**SELLER: SCHERRER 1998 FAMILY TRUST  
& HOLLAND FAMILY TRUST**