

# Real Estate Auction

**1,280' DOUBLE WIDE MOBILE HOME AND  
LAND CLOSE TO CANUTE SCHOOL**

**SAT., NOVEMBER 16, 2024 • 10:00 A.M.**

**SALE AND PROPERTY LOCATION:** 708 S. Fourth Street, Canute, Oklahoma (Surface Only)

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the public auction of this property located close to the Canute Schools. There is a 1998 1,260' Doublewide Mobile home located on the property with in a Blair Building used as a separate living quarters. We invite you to attend this special auction.

**PROPERTY DESCRIPTION:** There is a 1998 Doublewide Mobile home located on the property at 708 S. Fourth, Canute which is with in 2 blocks of the Canute Public School. Additionally there is a Blair Building used as a separate living quarters.

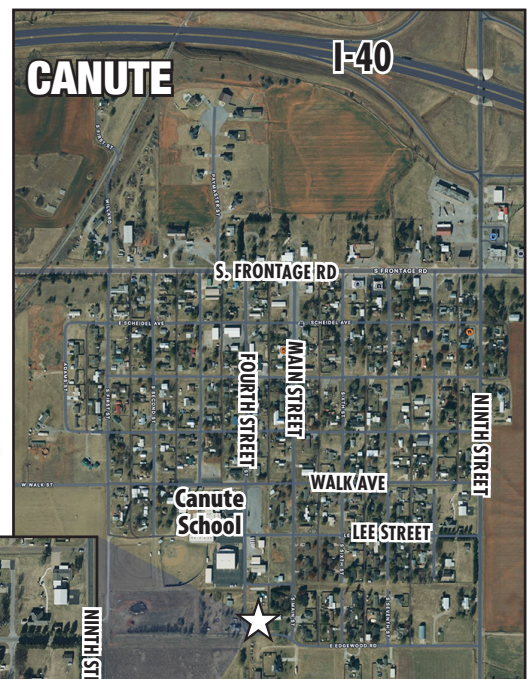
**REAL ESTATE TERMS:** 15% of the purchase price will be placed in escrow day of sale. Property will be conveyed by Warranty Deed. Possession will be at closing. All measurements are approximate. Subject to Confirmation of District Court. (Selling surface only)

**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



## OPEN HOUSE

Sunday, November 10, 2024  
from 1:00 to 3:00 p.m. or by  
appointment 580-225-6743



**SELLER: SHIRLEY WALKER ESTATE**



## Gene Cobb Auction & Realty

Richard E. Cobb, CAI, AARE • Auctioneer/Real Estate Broker • Certified Appraiser

580-225-6743 • P.O. Box 982 • Elk City, Oklahoma 73648

Rhett D. Cobb • Licensed Auctioneer • Real Estate Broker - Texas & Oklahoma

806-206-1554 • P.O. Box 763 • Canyon, Texas 79015 • Texas Broker # 0549348 • TDLR # 16204 • Oklahoma Broker # 142951

We Act As Agents & Agents Only • Not Responsible For Accidents • Any Announcements Made Sale Day Supersede All Other Announcements

Every effort has been made to assure the accuracy of the information with no guarantee of authenticity.

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AND TO VIEW MORE PICTURES OF THIS SALE: <http://www.genecobbauction.com>**

