

Real Estate Auction

SPECIAL COUNTRY HOME WITH 2 SHOP BUILDINGS ON ACREAGE CLOSE TO ELK CITY

SATURDAY, MARCH 8, 2025 • 10:00 A.M.

SALE & PROPERTY LOCATION: From intersection of Highway 66 and Highway 34, go north 5 miles on Highway 34 to County Road E 1050 Road then go west 1 mile to the property. Watch for auction signs.

AUCTIONEER'S STATEMENT: It is a privilege to conduct the public auction of this special country acreage close to Elk City, Oklahoma. If you are searching for a country home close to Elk City, we invite you to attend this special auction.

PROPERTY DESCRIPTION: This Special 3 bedroom, 2 bathroom 1,384 sq. ft. home is located on 1.43 acres in Section 26, T12N, R21 W.I.M. Beckham County, Okla. The property also has a one car attached garage and a 2 car attached carport. The home, which is on Rural water, has a central heat and air unit, a Culligan water softener with a wood burning stove in the living room. The property has a 24' x 30' insulated shop building with a stainless steel sink and hot water heater with a game winch attached to ceiling and a electric garage door. There is a 30' x 40' shop building with 2 overhead doors. The property also has a water well and a storm cellar. We invite you to attend the auction of this special country home and acreage.

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-registe client 48 hours in advance of auction.



OPEN HOUSE

Sunday, Feb. 16 & March 2, 2025 from
1 to 3 p.m. or by appoint. Justin Ediger
405-822-7615 or Gene Cobb 580-225-6743

SELLER: ROBERT KOEHN



Gene Cobb Auction & Realty
Richard E. Cobb, CAI, AARE
P.O. Box 982 • Elk City, OK 73648
(580) 225-6743

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FOR MORE INFORMATION
CALL JUSTIN EDIGER AT
405-822-7615

FEB / MARCH 2025

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*****ECRWSS*****

Local
Postal Customer



Justin Ediger 178752
RE/MAX All American Realty
405-822-7615 • 580-238-5929

RE/MAX

FOR MORE PROPERTY INFORMATION CALL 580-225-6743 OR VISIT GENECOBBAUCTION.COM

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.