

# Public Auction

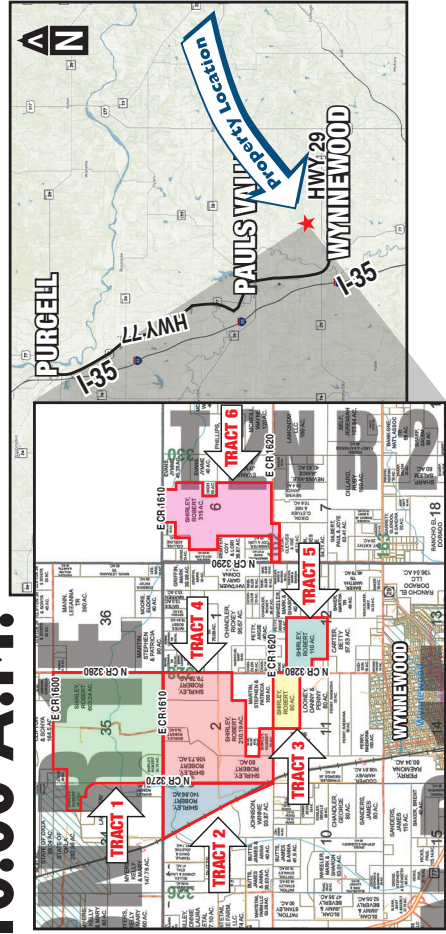
**REAL ESTATE IN GARVIN COUNTY PRIME HUNTING, RANCHING & FARMING ON WASHITA RIVER**

**SATURDAY, JUNE 3, 2017 • 10:00 A.M.**

**SALE LOCATION:** Landmark Bank Community Room, 201 S. Dean A. McGee Wynnewood, OK.

**PROPERTY LOCATION:** From the corner of N CR 3280 and E CR 1630 on the North side of Wynnewood. Go 1 mile North to corner of the Property. (Watch for Auction Signs)

**AUCTIONEER'S STATEMENT:** It is a privilege to conduct the public auction of this prime Garvin County Real Estate located near Wynnewood, Oklahoma on the Washita River which has unlimited opportunities for Hunters, Ranchers and Farmers. These prime properties have been owned by the Shirley family many years and this special auction provides this once-in-a-lifetime opportunity to acquire these special properties.



Local  
Postal Customer

\*\*\*\*\*ECRWSS\*\*\*\*\*

JUNE 2017	
28	30
4	6
11	12
18	19
25	26
29	30
31	1
2	3
10	11
17	18
24	25
31	1
8	9
15	16
22	23
29	30

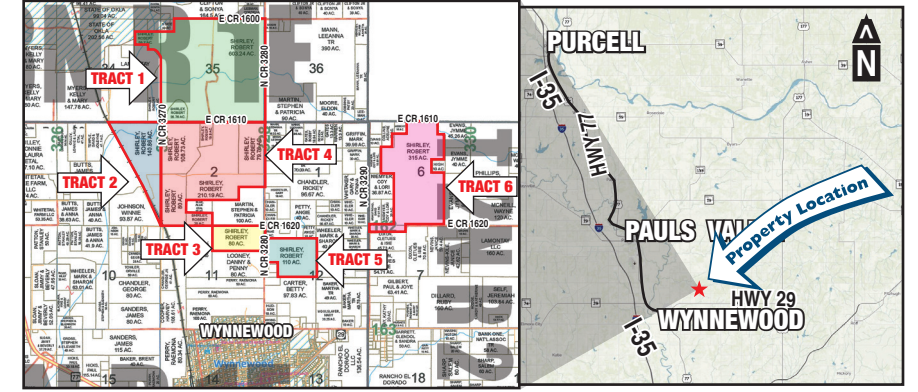
**1,868 Acres  
MOL offered in  
6 Tracts**

**WE INVITE  
YOU TO ATTEND  
THIS SPECIAL  
AUCTION!**



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

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**DR. ROBERT LEAL SHIRLEY**



**Gene Cobb  
Auction & Realty**

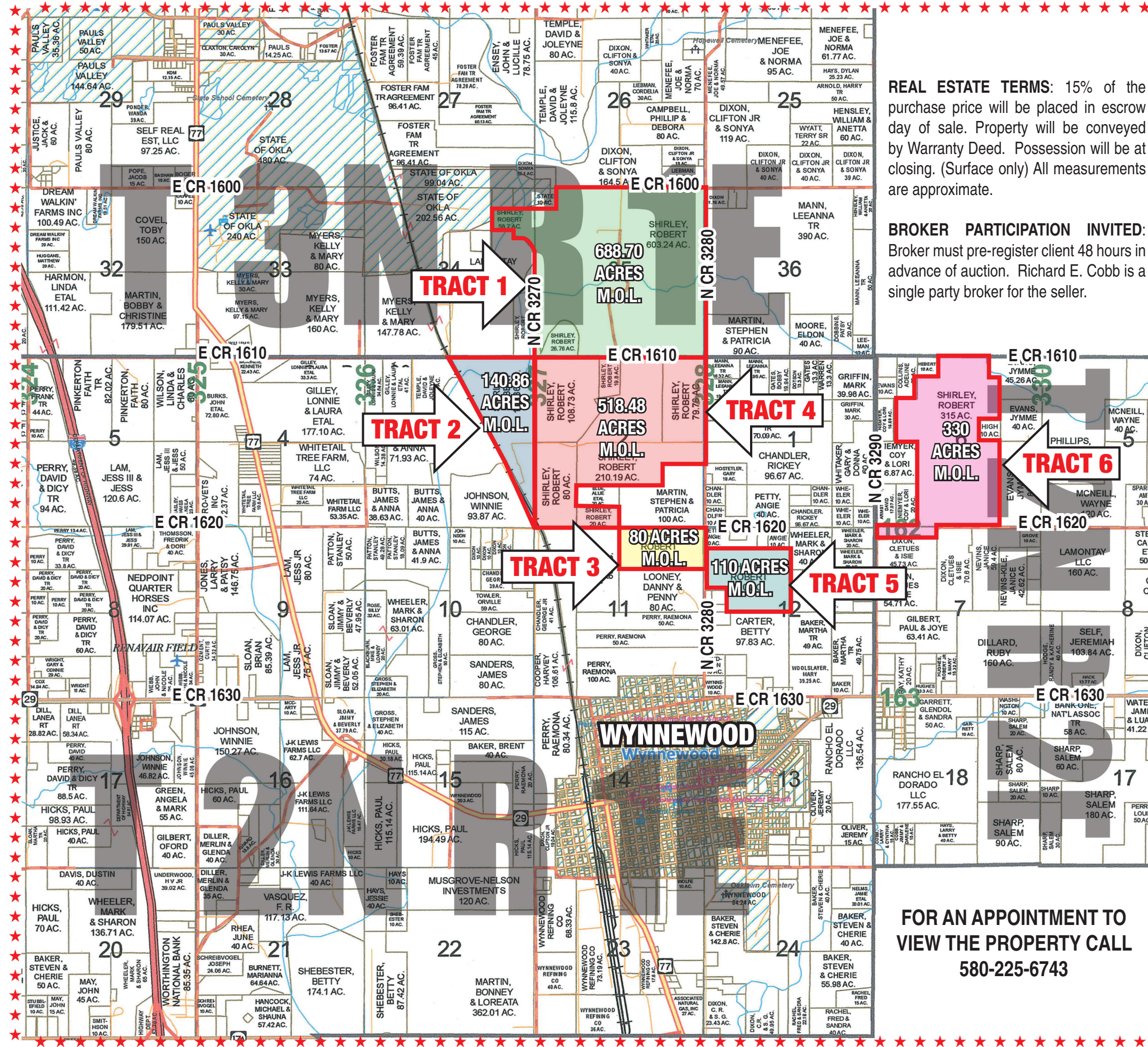


**RICHARD E. COBB, CAI, AARE**  
Auctioneer/Real Estate Broker • Certified Appraiser  
580-225-6743 | P.O. Box 982 | Elk City, OK 73648

**Rhett D. Cobb • Licensed Auctioneer • Real Estate Broker TX & OK**  
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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VIEW MORE PICTURES OF THIS SALE: <http://www.genecobbauction.com>



**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. (Surface only) All measurements are approximate.

**BROKER PARTICIPATION INVITED:** Broker must pre-register client 48 hours in advance of auction. Richard E. Cobb is a single party broker for the seller.

**TRACT 1:**  
**PROPERTY DESCRIPTION:** 688.70 Acres M.O.L offers numerous ranching, farming, and hunting opportunities on the Washita River north of Wynnewood, Oklahoma. The property includes rural water, 2 houses with water wells, a steel frame 50' x 100' hay barn, a wood frame 45' x 65' machine shed. and a steel frame machine shed.

**TRACT 2:**  
**PROPERTY DESCRIPTION:** 140.86 Acres M.O.L is a prime hunting property where the Washita River crosses the property with deer and turkey hunting.

**TRACT 3:**  
**PROPERTY DESCRIPTION:** 80 Acres M.O.L. offers an potential for ranching operation or a nice country homesite and acreage location close to Wynnewood, Oklahoma. Rural Water is located on the East side of the Road.

**TRACT 4:**  
**PROPERTY DESCRIPTION:** 518.48 Acres M.O.L. offers numerous ranching and farming opportunities located approximately 2 miles north of Wynnewood, Oklahoma. The property includes good alfalfa ground, and wheat ground with a 50' x 100' hay barn, a 40' x 80' machine barn, and 3 equipment sheds.

**TRACT 5:**  
**PROPERTY DESCRIPTION:** 110 Acres M.O.L. offers native grassland and would be a nice country homesite and acreage location close to Wynnewood, Oklahoma. The property has a small pond on the property.

**TRACT 6:**  
**PROPERTY DESCRIPTION:** 330 Acres M.O.L. offers native grassland and would be a nice country homesite and acreage close to Wynnewood, Oklahoma. The property has good fences and several ponds. It would be a good addition to a ranching operation. There is good hunting potential for deer and turkey on the north portion of the property.

**FOR AN APPOINTMENT TO VIEW THE PROPERTY CALL**  
**580-225-6743**

TRACTS 1 THRU 6 WILL BE OFFERED SEPARATELY AND NOT BE RECOMBINED