

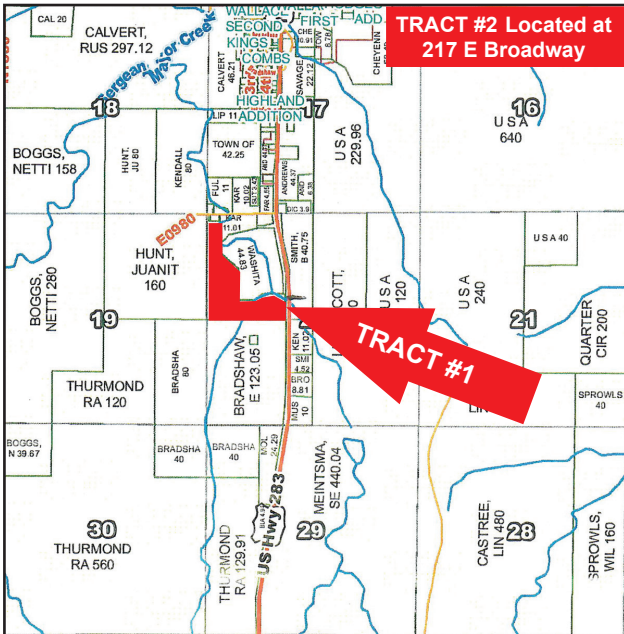
# PUBLIC AUCTION



**Saturday,  
December 5, 2020  
10:00 a.m.**

**Nice 9,000 Sq. Ft. Two Story Stucco Home on 48.92 Acres near Cheyenne, OK  
1,681 Sq. Ft. Commercial Brick Building in Cheyenne, OK**

**SALE & PROPERTY LOCATION:** Cheyenne, OK at the Intersection of Hwy 47 (Broadway) & Hwy 283 (LL Males Ave) go 1 ¼ mile South on Hwy 283 to EW RM 098 County Rd. (Water Plant Road) then West 3/10 mile, South into driveway..



**OPEN HOUSE:**

Sunday, November 22, 2:00-4:00 and Sunday, November 29, 2:00-4:00.



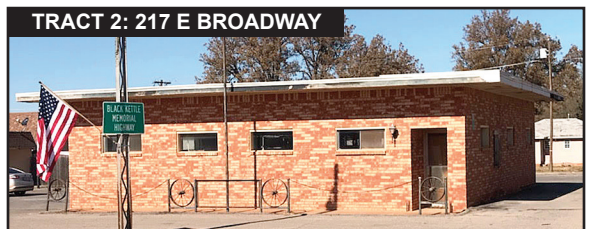
**TRACT #1 LEGAL & PROPERTY DESCRIPTION:** A 48.92 acres tract in the Northwest Quarter of Section 20, Township 13 North, Range 23 West, I.M., Roger Mills County, OK. This acreage has an exceptionally spacious two story stucco home with a total of approximately 9000+ sq. ft. living area. The upstairs consist of a large open living room and kitchen and dining area separated by hand carved knotty pine support poles. The kitchen has granite countertops, tray ceiling with tongue and groove knotty pine wood and beams, hand hammered copper farm sink and there are plenty of cabinets and counter space, including two spice organizer pullouts. It is equipped with a double oven, food warmer drawer, two dishwashers, microwave, 5 burner electric range, ice maker, space for a full refrigerator and full freezer, eating bar, center island and dining area. The huge living room has a vaulted ceiling with knotty pine tongue and groove wooden slats and double sided rock gas fireplace with wooden mantel that also opens up into a home office that has a tray style ceiling that has knotty pine slats and a wall of book/display shelves with bottom storage. The master bedroom has stucco corner gas fireplace, vaulted pine tongue and groove ceiling and just off the master bedroom is the master bathroom which has double lavatories, hand hammered claw foot bathtub, 4'x9'9" walk-in shower with 4 shower heads and pebble shower floor, then from the bathroom you go into a 17'x 11'9" master walk-in closet which has a washer and dryer hook-up, shelving, granite top island with storage drawers, pull-out for a clothes press and lots of clothes rods. There is also a second office upstairs with a stucco corner gas fireplace, vaulted pine tongue and groove ceiling and wood flooring. The back entry has bench seating and a full wall of closets and in the hallway going into the main house is a half bath with a hand hammered copper sink, granite counter top and storage shelves. The utility/pantry is just off the kitchen which has plenty of shelves, clothes rod and washer and dryer hook-up. There is a 20' x 23' breezeway going out to the 32' x 33' double garage with electric



door openers. The downstairs is not complete and could have up to 5 bedrooms, 3 living areas, bathroom and a large safe room and outside access. This home has central heat and air, city water, septic system, ceiling fans, travertine tile and wood flooring, ceiling fans and beautiful wooden doors, pocket doors, stained glass inserts and large windows throughout. Also on this acreage is a 30' x 36' barn with a 16' x 36' shed, native pasture and barbed wire fences. Looking for a quiet and peaceful place to call home – Don't Miss This Sale!!!

**TRACT #2 PROPERTY DESCRIPTION:** 217 E. Broadway, Cheyenne, OK – The East 25 feet of Lot 9 all of Lot 10 and the West 25 feet of Lot 11 in Block 40 of the Original Town of Cheyenne, Roger Mills County, Oklahoma. This is a brick building with approximately 1,681 sq. ft. It is currently in very early stages of remodeling and completely gutted for you to be able to design your own floor plan.

**REAL ESTATE TERMS:** 10% of purchase price to be placed in escrow day of sale. Purchaser will have 10 days to examine title. Balance of purchase price to be due and payable upon acceptance of title. All 2020 and prior taxes will be paid by seller. 2021 taxes will be paid by the buyer. All property sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing.



**Owner: LouAnn Martin**

**SCAN QR CODE FOR MORE INFORMATION**



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