

# PUBLIC AUCTION



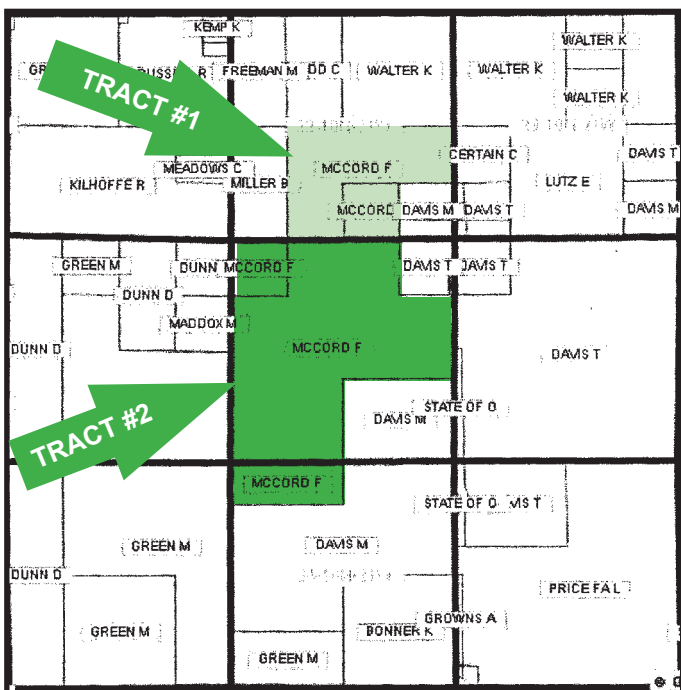
**Saturday,  
April 24, 2021  
10:00 a.m.**

**740 Acres Beckham County Pasture Land South of Elk City, OK  
Offered in a 200 Acre and a 540 Acre Tracts!**

**Auctioneer's Statement:** This land has been in the same family for over 50 years and will be offered for the first time after generations of being family owned.

## SALE & PROPERTY LOCATION:

From Exit 38 at Elk City, OK go 5 ¼ miles South on Highway 6 to sale site on Tract # 2.



**TRACT #1 LEGAL DESCRIPTION:** The North One-half of the Southeast Quarter and the East One-half of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 22, Township 10 North, Range 21 West, I.M., Beckham County, OK. Containing 200 acres (mol). Selling surface and surface rights only.

**TRACT #2 LEGAL DESCRIPTION:** The South One-half of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter and the South One-half of the Northwest Quarter and the Southwest Quarter and the North One-half of the North One-half of the Southeast Quarter and the Northwest Quarter of the Northwest Quarter in Section 27 and the North One-half of the North One-half of the Northwest Quarter and the North One-half of the South One-half of the North One-half of the Northwest Quarter in Section 34, all in Township 10 North, Range 21 West, I.M., Beckham County, OK. Containing 540 acres (mol). Selling surface and surface rights only.

**PROPERTY DESCRIPTION:** This land consists of native pasture and has 5 and 6 wire fences. On tract one there is a creek for water and tract two there is a pond located in the southwest corner. This land is close to Elk City and would make a great addition to any ranching operation. **DON'T MISS THIS SALE!!!**

**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 prorated. Possession will be at closing. All property sold "as is where is." Auction is not contingent upon buyer securing or obtaining financing.

**Owner: McCord Family Trust**

SCAN QR CODE FOR MORE INFORMATION



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ANY ANNOUNCEMENTS MADE DAY OF SALE SUPERSEDE ALL PREVIOUS WRITTEN OR ORAL STATEMENTS.