

Caddo County
Farmland

Land Auction

Grassland

Thursday, Aug. 13th - 10 A.M.

199±
Acres in 2
Tracts

Auction Location:

Onsite - Tract 1
1/4 Mile East of Hwy. 58
on E. 1230 Rd.
Near Alfalfa, OK

Property Location:

Tract 1 - From Int. 152 & Hwy. 58,
4 mi. south, 1/4 mi. east on E. 1230 Rd.
Tract 2 - From Int. 152 & Hwy. 58,
2 mi. south, 1/2 mi. east on E. 1210 Rd.



*This property sells in cooperation with the
Caddo County Sheriff Dept. pursuant to court order*

Tract 2



ENTZ Auction & Realty, Inc

Roger Entz
Auctioneer/Broker 75020

www.entzauction.com • 405.663.2200

Farmland / Grassland

Great Location
Begin Farming Immediately
Great Opportunity



Legal Description: 39+/- Acres Located in the Northeast Quarter, Northwest Quarter (NE/4, NW/4), Section Twenty Nine (Sect. 29), Township Nine North (9N), Range Thirteen West (R13W), Indian Meridian, Caddo County, OK. Surface Rights Only.

Tract 1 - 39± acres

Domestic Water Well



Blacktop Road Access



Productive Cropland

FSA Info.

Cropland - 37.01 Acres
Wheat Base – 19.5 Acres
39 Bu. Avg. PLC Yield

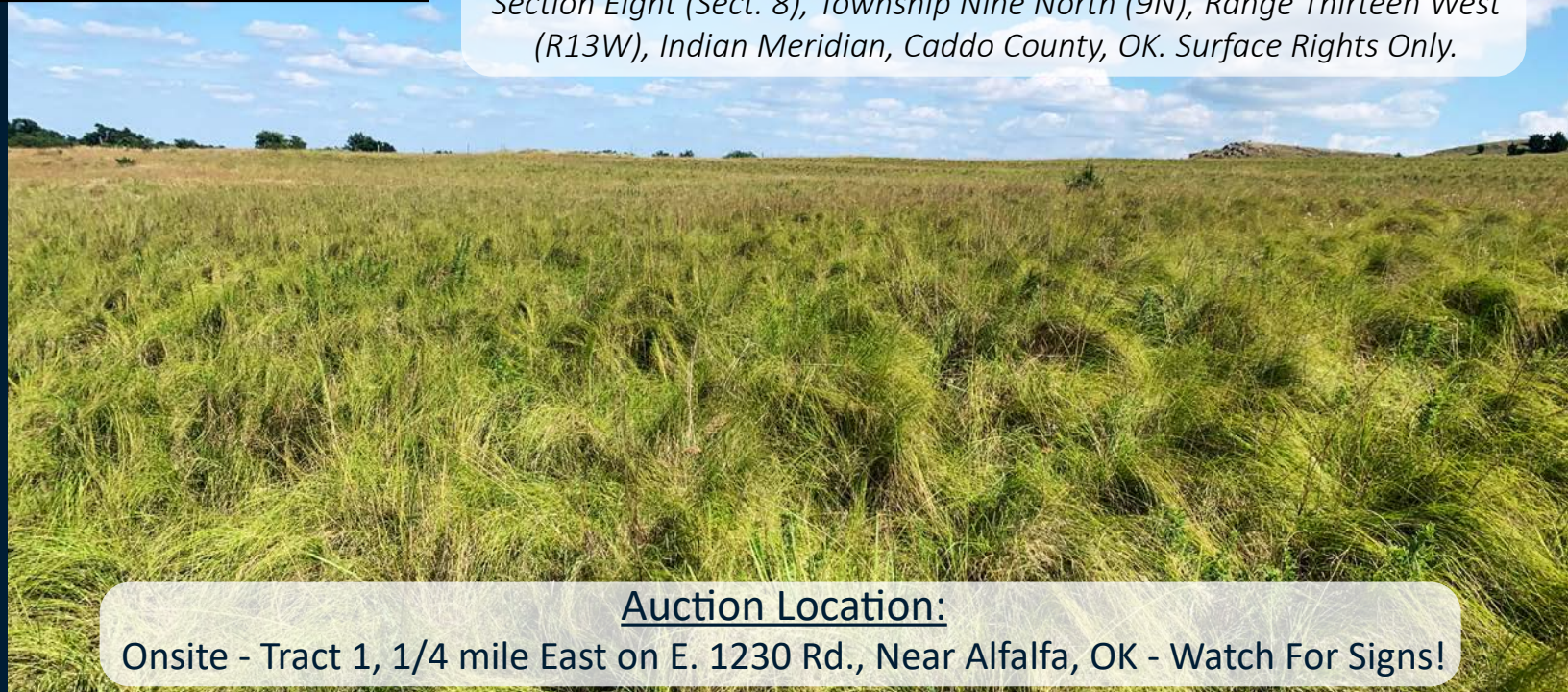
Soils

Grant Loam, 3-5% Slopes
Grant Loam, 3-5% Slopes, Eroded
Woodward-Quinlan Complex, 3-5% Slopes
Pond Creek Silt Loam, 1-3% Slopes

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Tract 2 - 160± acres

Legal Description: 160 +/- Acres Located in the Southeast Quarter (SE/4), Section Eight (Sect. 8), Township Nine North (9N), Range Thirteen West (R13W), Indian Meridian, Caddo County, OK. Surface Rights Only.



Auction Location:

Onsite - Tract 1, 1/4 mile East on E. 1230 Rd., Near Alfalfa, OK - Watch For Signs!

***69.00 Acre Feet Prior Water Rights**

Water Well & Electrical Service



Irrigation Well



Native & Improved Grass

6" Turbin Pump, 50 HP Gearhead - 292 Chevy Engine

Soils

Grant Loam, 3-5% Slopes, Eroded
Ironmound-Dill Complex, 12-30 % Slopes
Grant Loam, 1-3% Slopes
Noble Fine Sandy Loam 3-8 % Slopes
Minco Silt Loam, 1-3% Slopes

Minco Very Fine Sandy Loam 3-8% Slopes
Grant Loam, 5-8% Slopes
Grant Loam, 3-5% Slopes
Woodward-Quinlan Complex,
3-5% Slopes

FSA Info.

Cropland - 116.24 Acres
Wheat Base - 63.7 Acres
39 Bu. Avg. PLC Yield

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Real Estate Terms & Conditions:

10% of the purchase price of the real estate will be deposited in escrow the day of sale with the balance due upon closing. The Seller will have a reasonable period of time to furnish the abstract. The Buyer will have 15 days to examine the abstract. This property sells subject to court confirmation following the abstract. Selling surface only. Buyer may begin farming operations immediately subject to contract provisions. Maps/pictures are for reference only.

Any announcements sale day take precedence.



2018 Old 66 Rd. Hydro, OK 73048
405-663-2200 www.entzauction.com



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