

Thursday,  
October 7<sup>th</sup> - 10 A.M.



**Property Location:**

**Tract 1**

**From Wynnewood, OK, Hwy 29 & 77 - 2½ miles east on Hwy 29 to 3300 Rd., 3 miles north.**

**Tracts 2,3 and 4**

**From Wynnewood, OK, Hwy 29 & 77 - 4½ miles east on Hwy 29 to 3320 Rd., ¾ miles north.**

**Real Estate Terms & Conditions:**

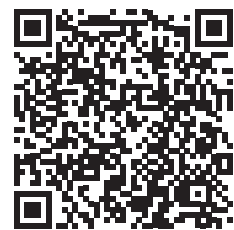
10% of the purchase price of the real estate will be deposited in escrow the day of sale with the balance due upon closing. The Seller will have a reasonable period of time to furnish the abstract. The Buyer will have 15 days to examine the abstract and closing will be within 5 days of acceptance of title. Possession upon closing. Selling surface rights only. This property sells subject to the Seller's confirmation. Maps/pictures are for reference only. Any announcements sale day take precedence.



2018 Old 66 Rd. Hydro, OK 73048  
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Garvin County

**435<sup>±</sup> Acres**  
**4 Tracts**  
**Land Auction**

Thursday, October 7<sup>th</sup> - 10 A.M.



**7 Ponds**

*Sellers: Larry Hammers, Sharon Gilbreath, Dareda Dean*

**Grassland S. E. of Pauls Valley, OK**

**Auction Location: South Side of Tract 1**

**From Wynnewood, OK, Hwy 29 & 77 - 2½ miles east on Hwy 29 to 3300 Rd., 3 miles north, ¼ mile east**



2021

Roger Entz  
Auctioneer/Broker 75020

**ENTZ Auction & Realty, Inc**

**www.entzauction.com • 405.663.2200**

Thursday, October 7<sup>th</sup> - 10 A.M.

Property Showing Wed., Sept. 29<sup>th</sup> » 4 - 7 P.M.

Tract 1  
120± Acres

Auction Location



\* 1600 Rd Access &  
County Rd 3300 Access

Legal Description:  
W/2 E/2 SW/4 and  
W/2 SW/4 of Sec. 29,  
Township 3 North,  
Range 2 East, I.M.  
Garvin Co. OK,  
Surface Rights Only

\* Native &  
Improved  
Grasses

\* 2 Stock  
Ponds

\* Wildlife  
Habitat

Tract 3  
140± Acres



Legal Description:  
N/2 SE/4, NE/4 SW/4, N/2 NW/4 SW/4, Sec. 28  
Township 3 North, Range 2 East, I.M.  
Garvin Co. OK, Surface Rights Only



\* Native &  
Improved  
Grasses

\* 2 Stock Ponds  
\* Great  
Wildlife Habitat

\* County Road Access \* Hunting

Livestock Production - Excellent Hunting - Investment Property - Home Sites

Tract 2  
140± Acres



Legal Description:  
S/2 NW/4, SE/4, S/2 NW/4, of Sec. 28,  
Township 3 North, Range 2 East, I.M.  
Garvin Co. OK, Surface Rights Only



\* Outstanding Grass

\* Stock Pond \* Great Hunting

\* Scattered Timber \* Good Access

Tract 4  
35± Acres



Legal Description:  
SW/4 SE/4 Less a 5 Acre  
Tract in the SE Corner,  
Sec. 28 Township 3 North,  
Range 2 East, I.M.  
Garvin Co. OK, Surface  
Rights Only

\* Native &  
Improved  
Grasses

\* 2 Ponds

\* County Rd. 3300 Access

\* Tremendous Hunting