

# *Land Auction* 533<sup>±</sup> acres

1 Auction • 3 Properties • 11 Tracts

**Thursday, June 30<sup>th</sup> - 10 A.M.**

Auction Location:

Entz Auction & Realty Facility • 2018 Old 66 Rd., Hydro, OK

*Seller: Jim & Bertie Walls Family Trust*



**ENTZ Auction & Realty, Inc**

2022  
Roger Entz  
Auctioneer/Broker 75020

[www.entzauction.com](http://www.entzauction.com) • 405.663.2200

Sales Associates: Allen Entz • Doug Eichelberger • Matt Oakes

Hydro, OK



Auction Location  
Entz Auction & Realty

N2470 Rd.

Tract 2

Tract 4

I-40

Tract 1

N2460 Rd.

Tract 3

# Kellogg 250

Caddo County



Tract 4

This 250 +/- acre property provides some of the most diverse acres and opportunities in our area. Ranging from homesites, commercial development, recreational activities, farming or ranching, this one has it all. The approximately 4,000' of Interstate 40 frontage boasts a traffic count of more than 23,000 vehicles per day. The permanent fencing (installed in 2016) and improved grasses have been very well maintained over the years and would benefit any livestock operation. The cropland acres allow crop and hay production or could be planted to grass. There is a unique 100+ year old 28' X 45' barn that is structurally sound, pipe corral and working facilities w/manual chute, 2 water wells, a 60' X 120' metal open ended barn in excellent condition w/gravel floor and a 1,500 bushel cone bottom grain bin. The live creek and timber provide great wildlife habitat and gives the feel you're miles from town. Available in 4 separate parcels and as a whole.

**Tract 1 - 10<sup>±</sup> Acres**

Grassland • I-40 Frontage

**Tract 2 - 10<sup>±</sup> Acres**

Grassland • I-40 Frontage

**Tract 3 - 103<sup>±</sup> Acres**

Grassland • Timber • Live Creek

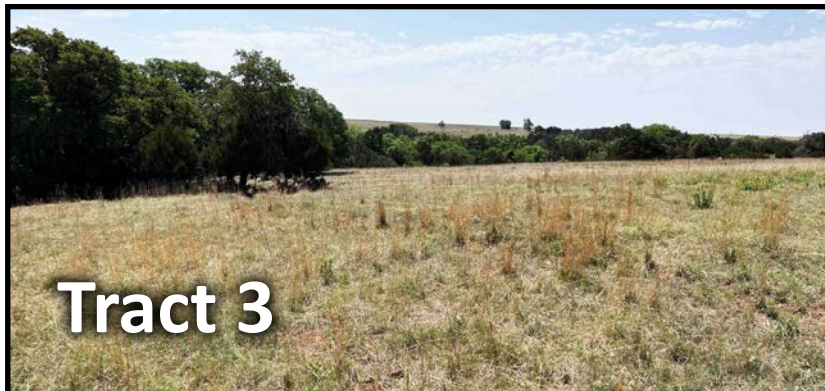
**Tract 4 - 127<sup>±</sup> Acres**

Farmland • Grassland • Barns/Corral

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**Property Showing Date:**

**Monday, June 20<sup>th</sup> - 5-7 P.M.**



Tract 3



**Tract 3**



**Tract 3**

Grassland • Cropland • 1-40 Frontage • Live Creek • Barns & Livestock Corrals  
• Good Fences • Potential Homesites



**Tract 4**

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**Tract 3**



**Tract 4**

60' X 120'  
w/gravel floor

# South 160 — Caddo County



**Tract 5**

Located 3 miles south of Hydro, this property has a Pierce 7 Tower Center Pivot with only 4,716 hours. The pivot is tipped at 300 GPM and water is supplied by a 40 HP pump. The property consists of 66 +/- acres of irrigated cropland, with the balance of the property being dryland crop acres, improved grasses and a 1.75 acre pond. The perimeter fences on the north, south and west sides of the property are 6 wire barbed wire in excellent condition. A homesite in the country is a definite possibility on this property.

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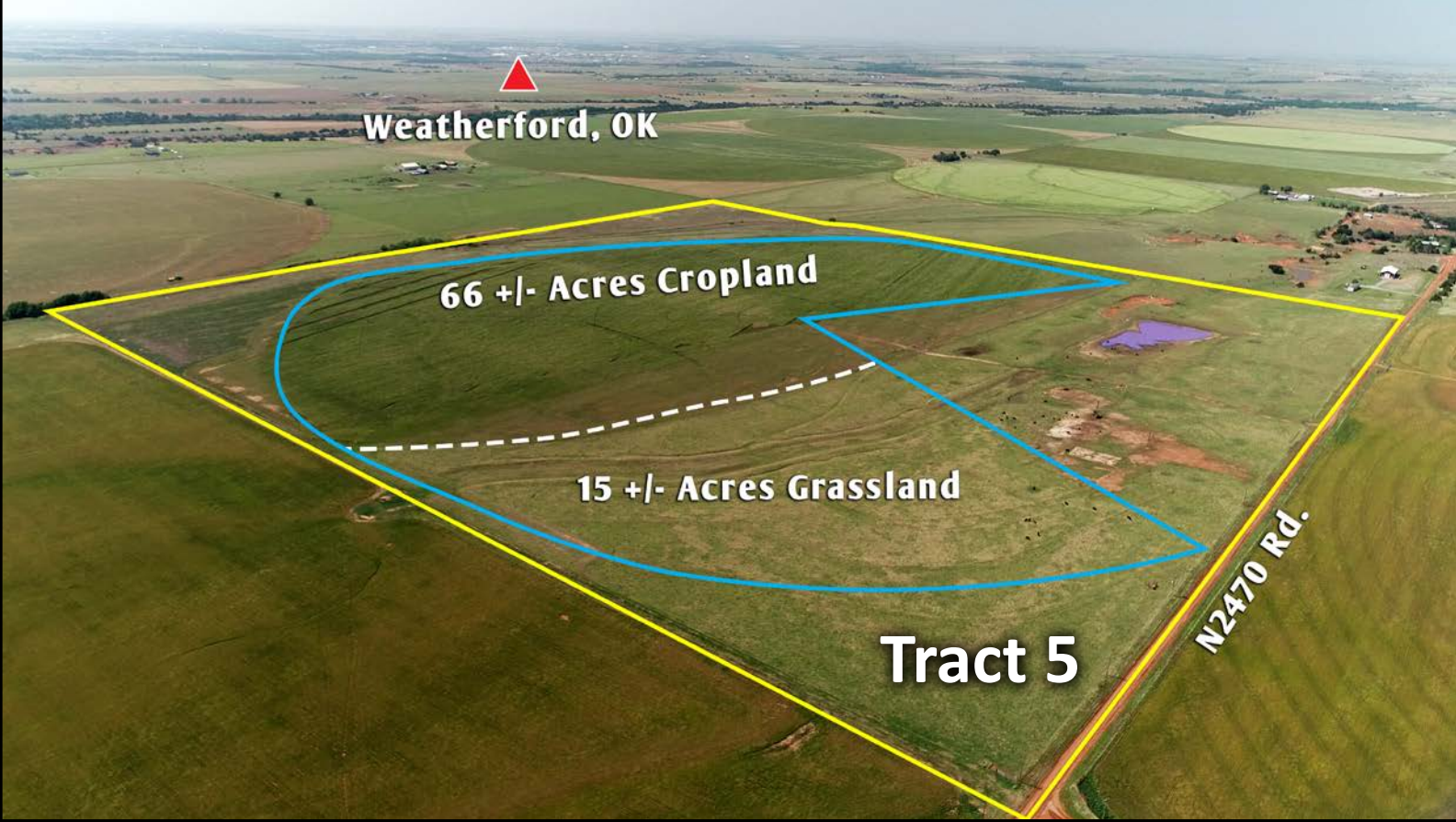
**Tract 5**



**Tract 5**

**Tract 5 - 160± Acres**  
Farmland • Grassland • Center Pivot

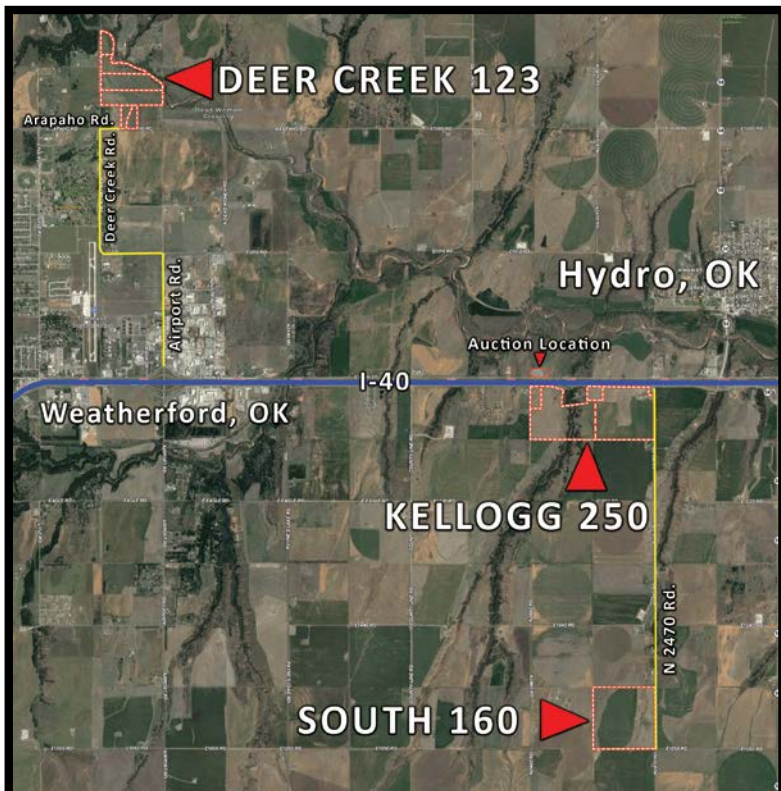
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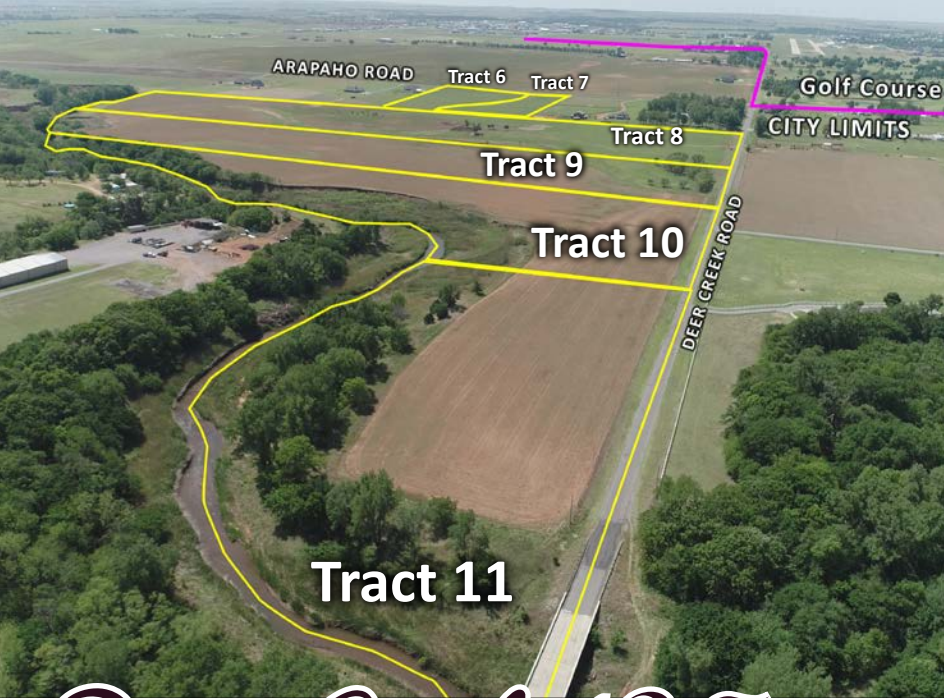


- Center Pivot Irrigation
- Grassland
- Cropland
- Potential Homesites



Property Showing Date:  
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# Deer Creek 123 — Custer County

Property Showing Date:  
**Monday, June 20<sup>th</sup> - 5-7 P.M.**



**Tract 7**



**Tract 8**

- Tract 6 - 8<sup>±</sup> Acres**  
 Grassland • Arapaho Road Frontage
- Tract 7 - 8<sup>±</sup> Acres**  
 Grassland • Arapaho Road Frontage
- Tract 8 - 45<sup>±</sup> Acres**  
 Farmland • Grassland • Water Well
- Tract 9 - 32<sup>±</sup> Acres**  
 Farmland • Grassland • Deer Creek Access
- Tract 10 - 20<sup>±</sup> Acres**  
 Farmland • Grassland • Deer Creek Access
- Tract 11 - 10<sup>±</sup> Acres**  
 Farmland • Grassland • Deer Creek Access

This is a one of a kind property due to its excellent location and amenities. The beautiful backdrop of Deer Creek creates a tremendous wildlife habitat. It lies just Northeast of the city limits of Weatherford near Prairie West Golf Course. Deer Creek, one of the most robust running creeks in the area, defines the north and some east boundaries. Adjacent homes prove this to be a great place to live. Currently, approximately 80 acres are under cultivation, with the balance in improved grass, and some permanent fencing. A very good water well is located on tract 8. This farm offers a significant opportunity for residential development. Property is available in 6 separate tracts, and as a whole. Protective Covenants apply and can be viewed at [entzauction.com](http://entzauction.com).

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**2018 Old 66 Rd., Hydro, OK**



**Tract 10**

Auction Location: Entz Auction Facility • 2018 Old 66 Rd., Hydro, OK



**Tract 9**



**Tract 8**

- Near Weatherford, OK
- Potential Homesites
- Deer Creek
- Grassland
- Cropland
- Great Location

 Online Bidding Available  
Visit [entzauction.com](http://entzauction.com)  
for details

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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 and closing will be within 5 days of acceptance of title. Possession upon closing, unless other arrangements are announced at the auction. Selling surface only. This property sells subject to the Seller's confirmation. Maps/pictures are for reference only. Buyers are responsible for doing due diligence prior to auction. Any announcements sale day take precedence. Broker Participation welcome, contact auction company for details.

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2018 Old 66 Rd. Hydro, OK 73048  
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**SCAN FOR MORE INFO.**

June 2	Farm Equipment - South Of Calumet, OK
June 6	Commercial Building - Eakly, OK - Online Only
June 16	80 +/- Acres - Northwest Of Geary, OK
June 30	Walls Trust Land Auction - Weatherford/Hydro, OK ~ Deer Creek Tracts - 123 +/- Acres - 6 Tracts ~ 160 +/- Acres Irrigated Farmland w/Center Pivot ~ Kellogg 250 +/- Acres - 4 Tracts
Aug. 1 & 2	Quarterly Equipment Consignment Auction

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