

# Land Auction

Caddo Co.

Binger, OK

Tuesday, August 19<sup>th</sup> • 10 A.M.

# 335<sup>±</sup> Acres

Seller: Vance Estate

Selling In 4 Tracts

Farmland • Grassland  
House on 15<sup>±</sup> Acres

Great Views • Building Sites • Close to Town • Hunting

Cattle Operation Possibilities • Productive Farming • Several Small Ponds

2025



## ENTZ Auction & Realty, Inc

Roger Entz  
Auctioneer/Broker 75020

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

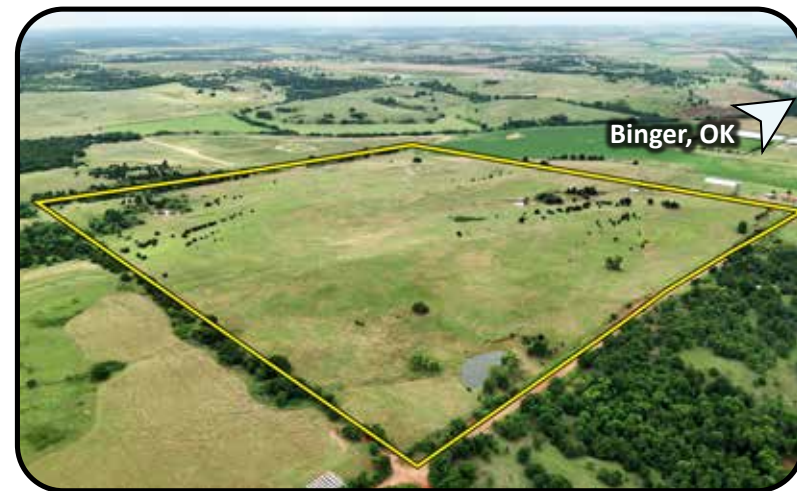
Sales Associates: Allen Entz • Doug Eichelberger • Matt Oakes

# Tract 1

160± Ac.



Native & Improved Grasses



**Good Fences**  
**East & North Sides**  
**Access on 2610 Rd**

Tracts 1 and 2 are located just north of Binger. Both properties feature numerous sites for potential homesites. They would make excellent additions to an existing cattle operation or provide a solid foundation for a new operator to get established.



**4 Runoff Ponds**

Legal Description: (NW/4) of (Sec. 23), (T10N), (R14W), I.M., Caddo County, Oklahoma. Surface rights only. 2024 taxes were \$200.

**FSA Info: Farmland 157.08 Ac., Cropland 38.38 Ac.**

# Tract 3

80± Ac.



Legal Description: S/2 NW/4 of (Sec. 20), (T10N), (R11W), I.M., Caddo Co., Oklahoma. Surface rights only. 2024 taxes were \$91.



**Very Secluded**

**FSA Info: Farmland 82.02 Ac.**  
**Light Timber • Grassland**

Tract 3 is a true off-the-grid property. Limited access provides peaceful seclusion, making it an ideal spot for a hunting cabin, Airbnb, or family retreat. The location, combined with moderate to heavy timber, offers excellent opportunities for hunting and recreation.

**Wildlife Habitat**

**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 will be upon closing. Selling surface only. This property sells subject to the Seller's and court confirmation. Maps/pictures are for reference only. Any announcements sale day take precedence.



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# Tract 2

80± Ac.



**Runoff Pond**



**Excellent Wildlife Habitat**

Legal Description: NW/4 of (Sec. 23), (T10N), (R11W), I.M., Caddo County, Oklahoma. Surface rights only. 2024 taxes were \$127.



**Light Timber • Farmland • Native & Improved Grasses**  
**Good Fences • County Road Access**

**FSA Info: Farmland 79.51 Ac., Cropland 23.15 Ac.**

# Tract 4

15.13± Ac.



**Light Timber**  
**Native & Improved Grasses**

Tract 4 is that hard-to-find home with acreage. Built in 1975, the home offers 2,995 sq. ft. with 3 bedrooms, 2 bathrooms, and covered parking. The 15.13 acres provide room to grow, keep livestock, and enjoy outdoor activities—all just half a mile from town. 2024 taxes were \$1,273.



**Built in 1975 • 2,995 Sq. Ft.**  
**4 Bed, 3 Bath**

**Open House Date:**  
**Monday, August 11, 5-7 P.M.**

# 335± Land Auction • 4 Tracts Tuesday, August 19<sup>th</sup> • 10 A.M.



Auction Location: CK Energy Headquarters,  
14039 Hwy 152 Binger, OK 73009



2018 Old 66 Rd. Hydro, OK 73048  
405-663-2200 [www.entzauction.com](http://www.entzauction.com)



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## Upcoming Auctions

July 15	Nice Line of Farm Equipment • South of Eakly, OK
July 17	157± Acres • Farm & Grassland • Northeast of Geary, OK
Aug. 4 & 5	Equipment Consignment Auction • Entz Auction • Hydro, OK
August 8	400± Acres • Farm & Grassland • Pond • SW of Geary, OK
August 12	240± Acres • Farm & Grassland • Pond • West of Custer City
August 19	335± Acres • Farm & Grassland • House • Near Binger, OK