

AUCTION

Thursday ~ May 26th ~ 10:00 A.M.

Sellers: Joe & Diana Wells



ENTZ Auction & Realty
Hydro, OK

www.entzauction.com ~ 405-663-2200

Roger Entz
Auctioneer/Broker 75020

Doug Eichelberger
Auctioneer/Sales Assoc.

Allen Entz
Auctioneer/Sales Assoc.

Edith Entz
Sales Associate

Carrie Wyatt
Sales Associate

Jackie Entz
Marketing

Converting Assets to Cash!



Plan Now to Participate Thursday, May 26th at 10:00 A.M.

This property will be offered in two tracts and then as a complete parcel!



Tract 1: Country Home and Improvements

Beautiful home and improvements sitting on a well landscaped 2.5 acres. This beautiful brick home contains 2780 sq. ft. of recently remodeled living area. The house is a two story, 3 bedroom, and 2 bath structure with a storm shelter. The home has an office, large open kitchen/dining area, living room and den with several walk in closets. The upstairs outdoor deck provides an outside view of the properties to the east and Ft. Cobb Lake in the distance. The home has recently been undated with a new roof, Trane 5T Multifuel central heat and air unit and new carpeting/tile. New appliances and granite countertops throughout. This house has a fireplace with an insert and blower for those cool winter evenings.

One year home protection plan offered compliments of United Country Entz Auction & Realty!

Other improvements on this property include a Morton 48' x 72' barn complete with electricity and concrete floor. The barn has 2-24' sliding doors, one walk thru door and a 15' x 72' lean-to on the south side of the barn. This tract also has a 25' x 40' garage with electric power and concrete floor. There are also two (2) Behlen 3500 bu. grain bins and a steel corral.

If you are looking for acreage and home in the country this is one you will want see. Make plans to attend one of the open houses and the auction. This could very well be the opportunity you have been looking for!

Open House Dates:

Saturday, May 14th from 10:00 A.M. to 12 Noon and Monday, May 16th from 6:00 P.M. to 8:00 P.M.



2780 Sq. Ft. Remodeled Home!



Blacktop Road Access!



Morton 48' x 72" Barn and Steel Corrals!



Legal: The SE ¼ of Section 14, T9N, R13W, Indian Meridian, Caddo County Oklahoma. Surface rights only.

Property Location: From the Eakly Quick Stop (1 Mile South of Eakly on State Hwy 152), 3 Miles South on N 2500 Rd., ¾ Mile East, North Side of Rd.

Watch for Signs!

Auction Location: On-Site



*Great Hunting!
Close to
Ft. Cobb Lake!*



Productive Irrigated Farmland!

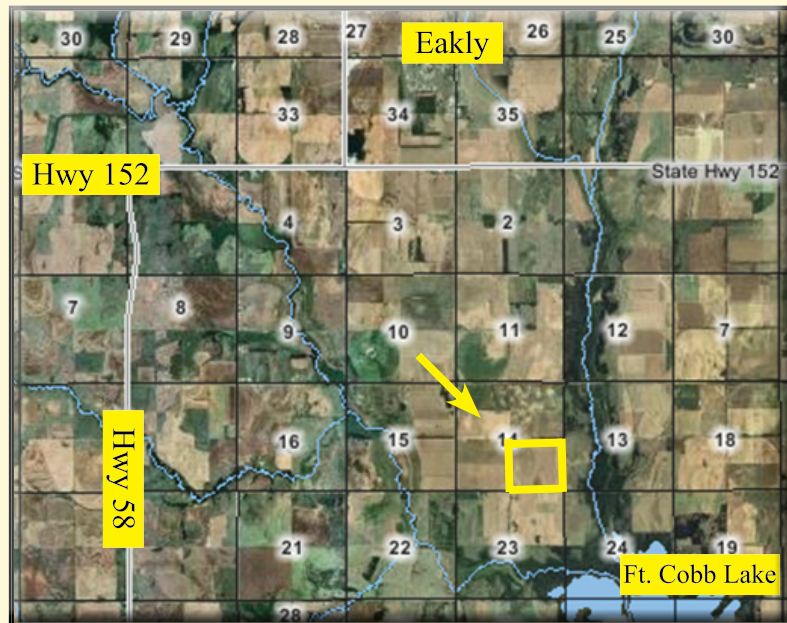
Investment Opportunity!

Tract 2: 157 Acres of Productive Irrigated Cropland

This 157.5 acres tract has 148.3 acres of cropland with the balance in grass and wooded areas. This farm has a Lockwood 8 tower center pivot system that is tipped at 750 g.p.m. The pump is 10-12 years old and has a 100 hp vertical shaft electric motor. This system has a new disconnect and panel box.

FSA records indicate 148.3 acres of cropland with 100 acres peanut base with a yield of 2968 lb/acre and a cotton base of 49.6 acres with a yield of 411 lb/acre. The soil types on this irrigated farm include the following: DoB Dougherty and Konawa soils, 1 to 3 percent Slope (44.6 acres), DuD Dougherty and Eufaula soils, 3 to 8 percent Slope (88.3 acres) and KoC2 Konawa loamy fine sand, 1 to 5 percent Slope (27.3 acres).

Great Peanut and Cotton Bases!



Total Electric Pump and Center Pivot!



750 GPM Irrigation Well!

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 of cropland will be upon closing or following the 2011 wheat crop, whichever is later. Possession of house will be upon closing. Selling surface only. Maps/pictures are for reference only. Any announcements sale day take precedence. Property sells subject to confirmation by the Seller.

Live Internet Bidding: Must register with proxibid.com 48 hours prior to the auction. Not responsible for lost signal. Visit proxibid.com for details.

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Mark your calendars now to participate in this Auction Event!

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Auctioneer's Statement:

There are rare occasions when we find a beautiful home and improvements, soil types to produce above average yields and abundant irrigation water all rolled into one package. This farm is one of those few. Located close to Ft. Cobb Lake, this property offers excellent hunting and recreational opportunities in addition to the productive farmland. Whatever your reason for owning land, this property provides the opportunity to reap great returns from this parcel of high quality land and improvements.



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Find us on Facebook at:
United Country Entz Auction & Realty

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Entz Auction & Realty ~ It's the Right Call!