

AUCTION

Saturday ~ June 11, 2011 ~ 10:00 A.M.

160 Acres with
Center Pivot!

Online Bidding
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ENTZ Auction & Realty

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Roger Entz
Auctioneer/Broker 75020

Doug Eichelberger
Auctioneer/Sales Assoc.

Allen Entz
Auctioneer/Sales Assoc.

Edith Entz
Sales Assoc.

Carrie Wyatt
Sales Assoc.

Jackie Entz
Marketing



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

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Seller: Dean Wright



160 Acres of Productive, Irrigated Land!



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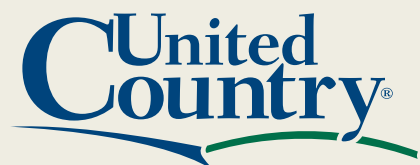
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Marketing



Converting Assets to Cash!

Auctioneer's Statement:

It is a pleasure to bring to you this very productive irrigated farm. The soil maps verify the fertility and soil types. This parcel is located on a blacktop road and would be an excellent investment property or addition to any existing farming operation. The auction will be held on the farm. **MAKE PLANS NOW TO ATTEND SATURDAY, JUNE 11th at 10:00 A.M.**



Blacktop Road Access!

***40' x 72' Metal Barn
and Steel Corral!***



T-L Center Pivot!

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. Maps/pictures are for reference only. Any announcements sale day take precedence. This 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.

Legal:

The SE ¼ of Section 6, T11N, R12W, I.M., Caddo County, Oklahoma. Surface Rights Only.

Auction & Property Location:

From Hydro - 6 Miles South on State Highway 58, 4 Miles East on E1080 Rd.
From Hinton - 1 Mile West on E1065 Rd., ½ Mile North on N2585 Rd., 4 ½ Miles West on
E1060 Rd., 2 Miles South on N2540 Rd. and 2 Miles West on E1080 Rd.

Auction Held On-Site. Watch for Signs!

Property Coordinates:

35.453539, -98.505049



This tract of land contains 160 (+/-) acres. The irrigation system is a 1998 T-L center pivot with drops and rotators. The 6" pump is powered by an Allis Chalmers diesel power unit. There are two 1000 gallon diesel tanks to service the diesel engine. Other improvements include a 40' X 72' metal building with a concrete floor, electrical power, a 20' sliding door, a 12' sliding door, a walk in door and a pipe and cable/sucker rod corral. This tract has electrical power and a domestic water well and pressure system.

FSA records indicate 151.5 acres of cultivated land with a 131.5 acre wheat base and an average yield of 39 bu./acre. The soil types are 77.8 acres of Pond Creek silt loam, 0 to 1 percent slope; 38.9 acres of Pond Creek silt loam, 1 to 3 percent slope; 28.7 acres of Minco silt loam, 3 to 5 percent slope; 10.2 acres of Grant loam, 3 to 5 percent slope and 4.3 acres of Grant loam, 1 to 3 percent slope.

The irrigation, productivity and location all add up to a tremendous opportunity!



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Join Us Saturday ~ June 11th ~ 10:00 A.M.