

# AUCTION

SATURDAY ~ JUNE 18TH ~ 10:00 AM



*160 (+/-) Acres*

*Seller: Vicki Blackledge*

This productive farm is a combination of 48 acres of Alfalfa and approximately 112 acres of improved and native grasses. FSA records indicate 97.7 of cropland with a 24.9 acre cotton base and 443 lb. yield, 13.9 acre wheat base with a 33 bu. average yield and 11.9 acre milo base, an average yield of 39 bu./acre. This farm is well terraced and there is an irrigation well with electric service to the well. Currently there is not a pump or motor in the hole. Stock water is supplied in the pasture by a small pond. Other improvements include 4 & 5 wire fencing and a 24' x 32' barn. The established stand of alfalfa, improved grasses and cross fences makes this a tremendous opportunity for the cattle producer or investor. If productivity and location are important to you, this is a farm to consider!

Other improvements include a frame house with approximately 1330 sq. feet of living area. There is a domestic water well to provide water for the house and livestock. There is also a 40' x 75' metal barn with a concrete floor. The metal frame is erected and the insulation and tin are ready to be installed.

**Legal:** SE Quarter (¼) of Section Three (3), T10N- R12W of I.M., Caddo County, Oklahoma, containing 160 (+/-) acres. Surface Only.

**Property Location:** Across the road to the north of the Old Sickles Store  
From Hydro, OK: Exit I-40 #88, 12 miles south on Highway 58 to CR 1140, 7 miles east.  
From Eakly, OK: 4 miles north on Highway 58 to CR 1140, 7 miles east.  
From Hinton, OK: 7 miles south on Highway 281 to Lookeba, 4 miles west on CR 1140.  
Watch for Signs!

**Auction Location:** Sickles Fire Department located just south of the property on CS 2550

**Property Coordinates:** 35.367391, -98.451855

Online Bidding  
Powered by:  
**proxibid**

**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.



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Hydro, OK

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

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**Auctioneer's Statement:**

This is your opportunity to own a productive livestock/hay producing farm with a good location in a great community. The farm has a blacktop road on the south side of the property and a maintained gravel road on the east side. The possibility of irrigation from the existing proven irrigation well certainly adds to the reliability and productive potential of this farm. Regardless of whether you continue livestock production or return the land to cultivation, this farm offers a great potential for a good return on your investment. Make plans now for Saturday, June 18th at 10:00 A.M.

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*Excellent Perimeter  
& Cross Fences!*

*Alfalfa &  
Improved  
Grasses!*



*House &  
Barns!*



Caddo County, Oklahoma (OK015)		
Map Unit Symbol	Map Unit Name	Acres in AOI
CoC	Binger fine sandy loam, 3 to 5 percent slopes	33.7
CoD2	Binger fine sandy loam, 5 to 8 percent slopes, eroded	28.3
NoB	Noble fine sandy loam, 1 to 3 percent slopes	4.8
PcA	Pond Creek fine sandy loam, 0 to 1 percent slopes	34.0
PcB	Pond Creek fine sandy loam, 1 to 3 percent slopes	25.6
QwD	Ironmound-Nash complex, 5 to 12 percent slopes	33.0
<b>Totals for Area of Interest</b>		<b>159.4</b>