

# ABSOLUTE AUCTION

NO MINIMUMS ~ NO RESERVES

SATURDAY ~ SEPTEMBER 17TH ~ 10:00 AM

## AUCTIONEER'S STATEMENT

This tract of land is an excellent opportunity for the Livestock Producer, Farmer, Investor or the person looking for a quiet place to hunt and enjoy the great outdoors. The property has good access and is located just ½ mile from the blacktop road. There are no through roads on either side of this tract, which eliminates all traffic and makes this a very quiet and remote property.

This tract has 48.3 acres of cultivated land with 46 acres of peanut base with an average yield of 3391 lb./a. The balance of this farm, 111.7 acres is in native pasture. The grass land has a wooded area and ravines to provide protection for livestock and also create excellent wildlife habitat. The fences are in good condition and the property is also cross fenced. Other improvements include a steel cattle corral and a water well, submergible pump and stock tank. This tract does have electrical service.



*Well-Maintained Fences!*

*Hunting and Recreational Possibilities!*



*Livestock Production!*

**Legal:** NW ¼ Section 35, Township 11 North, Range 14 West, I.M. Washita County, Oklahoma. Selling Surface Only.

**Property Location:** From Weatherford, Ok. -1 Mile East on Old 66 to Payne Lake Road, 10 Miles South to East 1120 Road, ½ Mile West.

From Colony, Ok. - 2 Miles East, 3 Miles North, ½ Mile West.  
*Watch for Signs!*

Online Bidding  
Powered by:  
**proxibid**

**Auction Location:** United Country Entz Auction Facility  
1 1/2 Miles West of Hydro, OK on Old Hwy 66.

**Property Coordinates:** 35.388700, -98.654695

*Seller: Bearcat Investments*



ENTZ Auction & Realty  
Hydro, OK

[www.entzauction.com](http://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!*

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*Your Investment Opportunity!*



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## ENTZ Auction & Realty

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405-663-2200 www.entzauction.com



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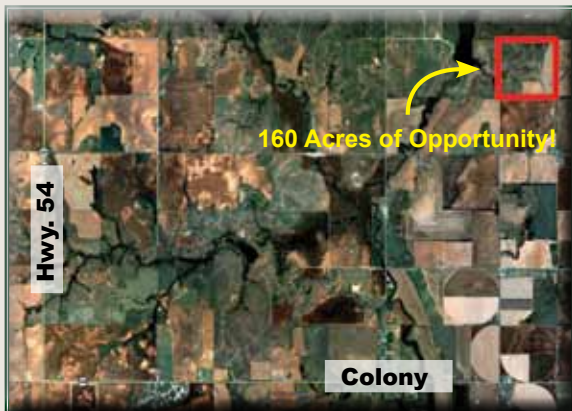
**Edith Entz**  
Sales Assoc.

**Carrie Wyatt**  
Sales Assoc.

**Jackie Entz**  
Marketing



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



*Catch Pen and Stock Water!*



*Excellent Cropland and Grassland!*

Washita County, Oklahoma (OK149)	
Map Unit Name	Acres in AOI
Carey silt loam, 1 to 3 percent slopes	4.0
Carey silt loam, 3 to 5 percent slopes	17.3
Dill-Quinlan complex, 3 to 5 percent slopes	29.8
Dill-Quinlan complex, 5 to 12 percent slopes	29.3
Hardeman fine sandy loam, 1 to 3 percent slopes	17.5
Hardeman fine sandy loam, 3 to 5 percent slopes	31.3
Hardeman fine sandy loam, 5 to 8 percent slopes	0.1
Pond Creek fine sandy loam, 1 to 3 percent slopes	0.1
Quinlan-Rock outcrop complex, 8 to 20 percent slopes	29.7

### 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 Absolute.

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