

Saturday, October 12th - 10 A.M.



- 160 Acres of Surface & Minerals
- Center Pivot Irrigation
- Crop & Livestock Producer
- Stock Well & Pump

From Eakly, OK:

3 miles north on Highway 58
2.5 miles west on E1150 Rd.

From Colony:

3 miles east of Colony, OK.
on E1150 Rd.

Watch For Signs!

Interested In Bidding
Online?

Call Entz Auction at
405-663-2200



2018 Old 66 Rd. Hydro, OK 73048
405-663-2200 www.entzauction.com



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UPCOMING AUCTIONS	
Oct. 12	160 Acres Irrigated Farmland Hydro, OK - Sellers: Smith/Capron
Oct. 15	256 Acres Washita River Bottom Land Anadarko, OK Sellers: Vicki Saathoff - Clem
Oct. 17	30 Acres in 2 Tracts - Home Site Potential - NE of Clinton, OK Sellers: Therese Hofferber Etal.
Oct. 17	Home & Improvements - Lookeba, OK Sellers: Geneva Barthel

Converting Assets To Cash!™

ABSOLUTE AUCTION

No Minimums - No Reserves

Saturday, October 12th - 10 A.M. Caddo County Land & Minerals



160 ± ACRES

Productive Cropland and 160 Acres of Minerals

Sellers: Wayne Smith & Darell Capron

Auction Location: Entz Auction Facility

2018 Old 66 Road - Hydro, OK



Roger Entz
Auctioneer/Broker 75020

ENTZ Auction & Realty, Inc

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Absolute Auction No Minimums - No Reserves

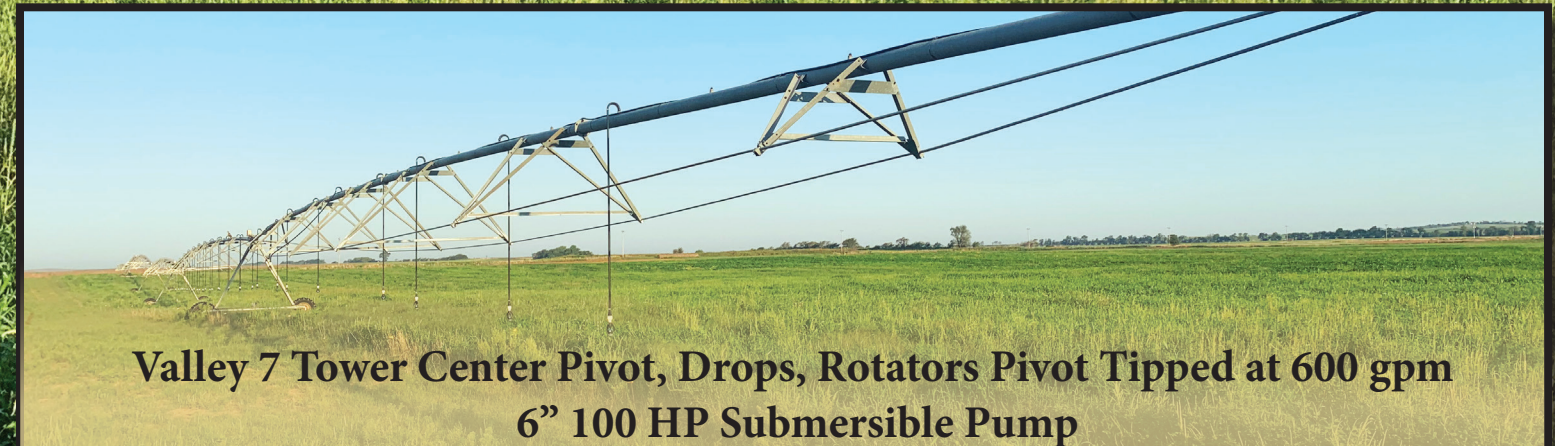
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We are downsizing our farming operation and will be selling this farm.
We hope you can attend and thank you in advance for your interest and participation.

- Smith and Capron

160± Acre Tract With Center Pivot

LEGAL DESCRIPTION: Southwest Quarter (SW/4), Section Seven (Sec. 7), Township Ten North (T10N)
Range Thirteen West (R13W), Indian Meridian, Caddo County, Oklahoma.
Selling both surface rights and mineral rights.



Valley 7 Tower Center Pivot, Drops, Rotators Pivot Tipped at 600 gpm
6" 100 HP Submersible Pump



Mineral Rights 160 acres of minerals to be auctioned in 4 tracts.

Minerals Terms: Buyer will be required to sign purchase contract and place \$1000.00 per tract in escrow on sale day, with balance due within 30 days. Seller guarantees marketable title. Buyer will receive a mineral deed only, no abstract. Buyer's should arrange financing and satisfy themselves as to actual record of title prior to sale day. All information given comes from resources we believe to be reliable but in no way is guaranteed.



FSA Info

- ~ Cropland 152.68 Acres
- ~ Wheat 74.5 Acres, 32 Bu. Avg. Yield
- ~ Peanuts 49.9 Acres, 3415 lbs. Avg. Yield
- ~ Seed Cotton 22.08 Acres, 1042lbs. Avg. Yield
- ~ Generic Base Of 5.52 Acres

Live Internet Bidding: Buyer must provide a Bank Letter of Credit to the Auction Company 24 Hrs. prior to the auction. Buyers will be invoiced the day of sale. The contract must be executed and wire transfer of escrow funds be completed within 24 hours or receiving the same. Not responsible for lost signal.

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

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