

BLAINE COUNTY LAND AUCTION

BELL FARMS



Thursday, May 10th - 10 A.M.

771 ACRES

SOUTH CANADIAN RIVER RANCH LAND

SELLER: BELL FARMS LLC

Auction Location - Entz Auction Facility ~ 2018 Old 66 Rd. - Hydro, OK

ENTZ Auction & Realty, Inc

Roger Entz
Auctioneer/Broker 75020

www.entzauction.com • 405.663.2200

Thursday, May 10th - 10 A.M.

This auction consists of 771.2 acres of deeded and contiguous grassland. The property offers awesome panoramic views from the high bluffs overlooking the South Canadian River. The acres and acres of productive bottomland of improved grasses transition into exceptional wildlife habitat and recreational area of water and timber along the river. Plan now to attend the land showing Sunday, April 29 from 3-6 p.m. and the auction on Thursday, May 10 at 10:00 A.M. The auction location is Entz Auction Facility, Hydro, OK

Property Coordinates: 35.589481,-98.549981

771.2 Deeded acres on the South Canadian River

Excellent Livestock Producer!



*Well Fenced and
Cross Fenced!*



Property Showing Date:
Sunday, April 29th ~ 3 P.M. - 6 P.M.

entzauction.com ~ 405.663.2200

Driving Directions To The Property:

From Hydro, OK: 2 miles north on State Highway 58, 1 mile east on 0990 Rd,
½ mile north on N2490 Rd, ½ mile east on E0985 Rd.

Watch for signs!

Legal Description:

- W/2 of the NE/4 and the N/2 of the SE/4 of Section 14, Township 13 North, Range 13 W.I.M., Blaine County, OK, containing 160 acres more or less;
- Lots 5 and 6 and the S/2 of the SW/4 of Section 13, Township 13 North, Range 13 W.I.M., Blaine County, OK, containing 165 acres more or less;
- Lots 2 and 3 and the E/2 of the NE/4 of Section 14 Township 13 North, Range 13 W.I.M., Blaine County, OK, less accretion losses, containing 65 acres more or less;
- The NE/4 of Section 23, Township 13 North, Range 13 W.I.M., Blaine County, OK, containing 160 acres more or less;
- The S/2 of the SE/4 of Section 14, Township 13 North, Range 13 W.I.M., Blaine County, OK, containing 80 acres, more or less;
- Lot 7, Section 13, Township 13 North, Range 13 W.I.M., Blaine County, OK, containing 13.2 acres, more or less.
- A tract of land in the SW/4 of Section 14, Township 13 North, Range 13 W.I.M., Blaine County, OK, more particularly described as follows: Beginning at the NE/Corner of said SW/4 of section 14, Township 13 North, Range 13 W.I.M.; thence South to the SE/Corner of said SW/4; thence West to the SW/Corner of said SW/4; thence north 780 feet; thence Northeast to a point 1,100 feet to a point on the North line of said SW/4; thence East to the point of beginning, containing 128 acres, more or less.

This property has electrical service and good gravel road access. The two oil well sites provide good access to the interior of the property. The parameter and interior fences are all 5 wires and steel post. Water is supplied from the South Canadian River, a stock well and tank and a windmill in the bottomland. The bottomland is in Bermuda and the upland is primarily native grasses. The FSA records show 163.51 acres of cropland with a 104.1 acre wheat base, 14.7 acres milo base and a 1.5 acre soybean base. This property has 1.4 miles of river frontage which provides tremendous access to hunting and recreational opportunities of the river. This portion of the river is very secluded with limited and controlled access.



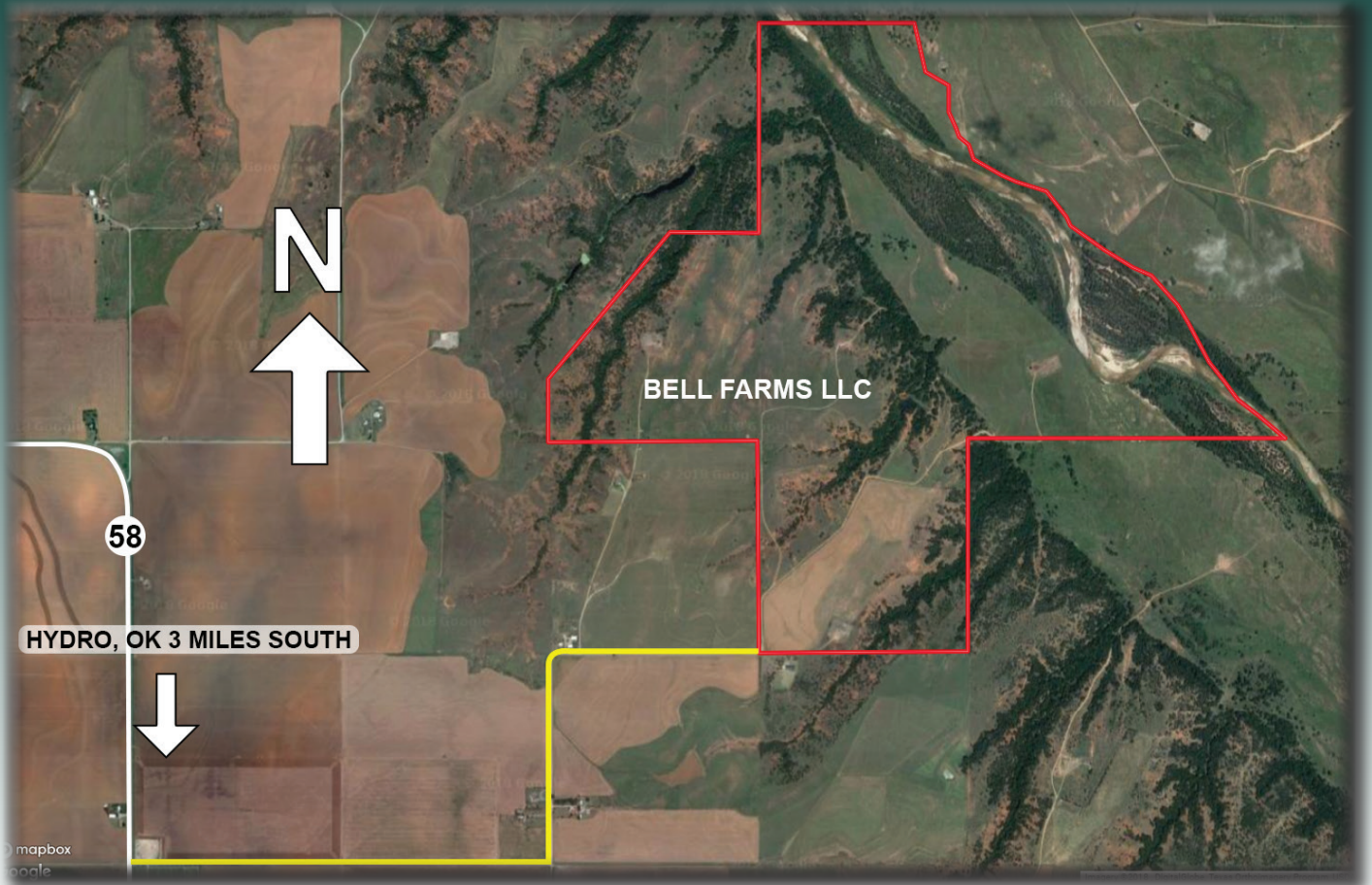
*1.4 miles of
River Frontage*



Great Canadian River Hunting

Real Estate 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. This property sells subject to Sellers conformation. Any announcements sale day take precedence.

Blaine County Land Auction



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



Follow Us



May 12	270 Acres Grass with Excellent Hunting and Recreation ~ Pauls Valley, OK Seller: Jason Martin
May 26	2,268 Sq/Ft. Modular Home on 7.9 Acres with 2 Shops & Horse Barn ~ Hydro, OK Seller: Shawn & Carrie Wyatt

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ENTZ AUCTION & REALTY ~ IT'S THE RIGHT CALL!