

160 ACRES - CADDO COUNTY AUCTION

Tuesday, August 21st ~ 10:00 A.M.

Auction Location: On Site

From Carnegie, OK. - 3 miles North on Highway 58,
½ mile West on E1280 Rd. Watch For Signs!



*Seller: Sherri D. Logan Revocable
Trust, Thomas Diggs Trustee*



ENTZ Auction & Realty, Inc

Roger Entz
Auctioneer/Broker 75020

www.entzauction.com

405.663.2200

160 Acres of Caddo County Land

Tuesday, August 21st ~ 10:00 A.M.

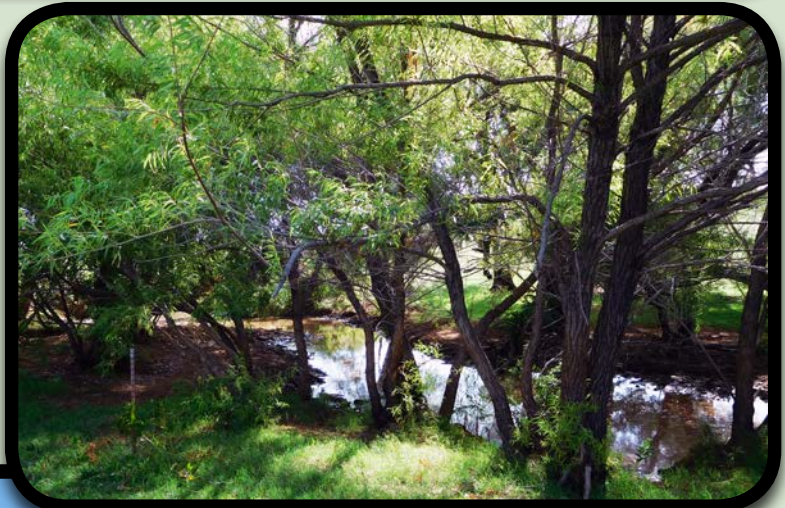
Auctioneer's Statement:

This tract contains 153.14 (+/-) of grassland. This grass pasture is a combination of Native Grasses, Blue Stem and Bermuda. This pasture has not been overgrazed and is in good condition. The farm does have a Government Flood Control Dam which was built in 1980. The pond is a good source of livestock water and recreational use. When constructed, the dam height was 42' and water surface area is recorded as 24 acres at capacity. The drainage for this structure is 3100 acres. This tract has permanent fencing on all sides.

The property offers proven livestock production and great deer, turkey and water fowl hunting.

The auction is Tuesday, August 14th 10:00 A.M. and will be held on site

**Property Coordinates
35.157046, -98.613701**



Native and Improved Grasses!

**Driving Directions to Property
From Carnegie, OK
3 miles North on Hwy 58,
1/2 mile West on E1280 Rd.**



AUCTION LOCATION - ON SITE

Property Showing Date: *Tuesday, August 16th - 7-8 P.M.*

Improvements include a well maintained 840 sq. ft. frame house, gas heat and central air, 2 bedrooms and an attached carport. The metal barn is 50' x 50' with a full concrete floor and electrical service. This tract also has a water well, stock tank and a corral.

Legal Description – Lots One (1) and Two (2) and the East Half of the Northwest Quarter (E/2 NW/4), Section Nineteen (Sec. 19), Township Eight North (T08N), Range Thirteen West (R13W), Indian Meridian, Caddo County, OK. Surface rights only.

Home and Improvements!



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WWW.ENTZAUCION.COM ~ 405.663.2200

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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. This property sells subject to the Seller's confirmation. Maps/pictures are for reference only. Any announcements sale day take precedence.



2018 Old 66 Rd. Hydro, OK 73048
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Upcoming Auctions

- | | |
|------------|---|
| Aug. 7 | Equip. Consignment Auction
Entz Auction Facility |
| Aug. 10 | 156 Acres Farmland & Grassland
Seller: Deano Wright |
| Aug. 18 | 160 Acres Farmland & Grassland
Seller: Randal Haley |
| Aug. 21 | 160 Acres Grassland w/Pond
Seller: Sherri D. Logan Revo. Trust |
| Aug. 23-24 | Homes, Shop, Land & Equip.
Seller: Needham Trucking LLC |

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