

WASHITA COUNTY

IRRIGATED FARMLAND

AUCTION

Saturday, May 11th ~ 10:00 A.M.

Seller: Keevin & Tammie Jones



160± Acres

Irrigated Farmland With Pivot

Driving Directions To Property: From Weatherford, OK. – 9 miles south on Payne Lake Road (N2440 Rd.) From Colony, OK.- 2 miles east to N2440, 4 miles north

Auction Location: Entz Auction Facility - 2018 Old 66 Road, Hydro, OK



Roger Entz
Auctioneer/Broker 75020

ENTZ Auction & Realty, Inc

www.entzauction.com • 405.663.2200

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Legal Description

Northwest Quarter (NW/4), Section Twenty Five (Sec. 25), Township Eleven North (T11N), Range Fourteen West (R14W), Indian Meridian, Washita County, Oklahoma. Surface rights only



117 acres under pivot ~ Stock Well & Pump ~ Field Net Remote Pivot Controller



100 HP Horz. Electric Motor. Hydro Turbine Pump, 110 HP Gearhead, 1:1; Valley 7 Tower Electric Pivot

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405-663-2200



- **148.4 Acres Of Cropland**
- **Bases: Wheat 27.8, 34 yield of 34 bu./a**
- **Peanuts 52.9 acres, yield 4125 lb./a.**
- **Seed Cotton 53.2 acres, yield 1015 lbs./a.**
- **Generic base 13.3 acres**
- **600 - 650 GPM Well**
- **209 Acre Feet Of Prior Water Rights**
- **May Begin Farming Operation Immediately**



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.

Land Auction

Saturday, May 11th ~ 10:00 A.M.



Auctioneers Note

This is a very productive irrigated farm. This tract would fit into any livestock and/or farming operation.

The auction will be held
Saturday, May 11th
at 10:00 A.M.

GPS Coordinates 35.402637, -98.636556



2018 Old 66 Rd. Hydro, OK 73048
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Upcoming Auctions

May 7	Equipment Consignment Auction Ag Appreciation Day Entz Auction Facility ~ Hydro, OK
May 11	160 Acres Farmland With Pivot Seller: Keevin & Tammie Jones
May 14	456 Acres Farmland & Improved Grasses Seller: Alan & Deeann Bryant
May 23	320 Acres Grassland/Farmland Near Cooperton, OK Seller: Dale Harrison Williams Trust, Elouise Mace Grainger Trustee
June 1	230 Acres Land Auction/2 Homes (Multiple Tracts) Seller: Ledgerwood Family Farm LLC/Stan & Tina Ledgerwood
August 6	Equipment Consignment Auction ~ Hydro, OK Entz Auction Facility