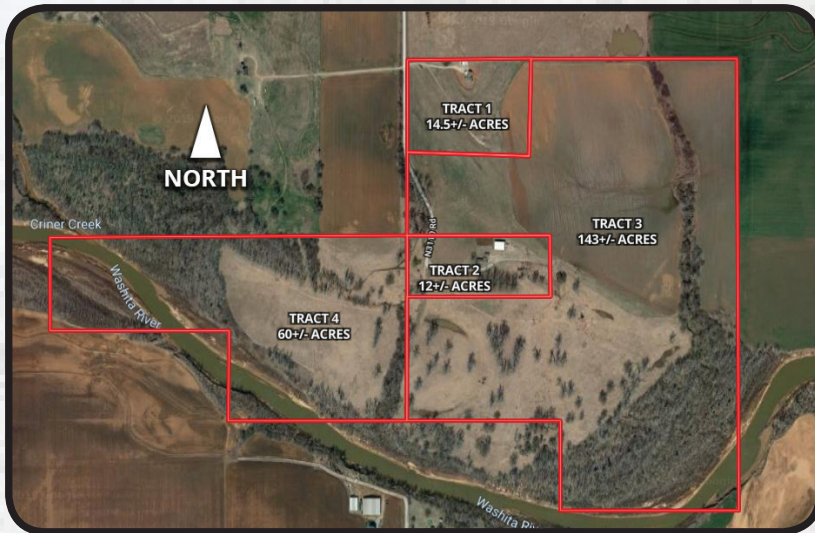


2 Homes w/Acreage
2 River Frontage Tracts

AUCTION

Saturday, June 1st - 10:00 A.M.



Open House

Thursday,
May 16th 6-8 P.M.

Sunday,
May 19th 3-5 P.M.

- **2 Nice Homes**
- **Productive Cropland**
- **Improved Grass**
- **Excellent Hunting**
- **River Frontage**

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
405-663-2200 www.entzauction.com



Upcoming Auctions

May 11	160 Acres Farmland With Pivot Seller: Keevin & Tammie Jones
May 14	456 Acres Farmland & Improved Grasses Seller: Alan & Deeann Bryant
May 23	385 Acres Grassland/Farmland near Cooperton, OK Seller: Dale Harrison Williams Trust, Elouise Mace 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

Garvin County

230± Acres in 4 Tracts

AUCTION

2 Homes
with
Acreage

*Seller: Ledgerwood Family Farms LLC
Stan & Tina Ledgerwood*

2 River
Frontage
Tracts

Northwest of Maysville, OK



Saturday, June 1st ~ 10:00 A.M.

Auction Location: Onsite, Tract 2

Driving Directions To Property:

From Purcell, OK: Exit I-35 at Highway 24/74 (Exit #91), southwest 9 miles to Highway 24 (100th Street), 3 miles west to NCR 3110 Rd., ½ mile South. **From Maysville, OK:** North 2 ½ miles on Highway 74 to Highway 24 (100th Street), 3 miles west to NCR 3110 Rd., ½ mile South.



Roger Entz
Auctioneer/Broker 75020

ENTZ Auction & Realty, Inc

www.entzauction.com • 405.663.2200

Tract 1 14.5± Acres

- Wrap Around Porch, Covered Patio
- Utility and Office Area
- Open Kitchen
- Dining Area
- Attached Double Car Garage
- Rustic Cabinetry
- Island Bar
- SS Appliances

Other Improvements Include:

- 30' x 40' - 3 Bay Open Front Barn
- New Water Well and Well House
- Fenced Backyard
- Shooting Backstop
- Great Views



**1448 Sq.Ft. Country Home, 3 Bedroom, 2 Bath
(Built in 2015)**



Legal Description

Tract 1- 14.5 +/- acres located in the Northwest corner of the SW/4 of Section 6, Township 4 North, Range 2 West, Indian Meridian, Garvin County, Oklahoma. Surface Rights Only.

Open House

**Thursday,
May 16th 6-8 P.M.
Sunday,
May 19th 3-5 P.M.**

Legal Description

Tract 2- 12+/- acres located in the SW/4 of Section 6, Township 4 North, Range 2 West, Indian Meridian, Garvin County, Oklahoma. Surface Rights Only.

Tract 2 12± Acres



2840 Sq. Ft. Ranch Style Brick Home

- Attached Double Car Garage
- 3 Bedrooms, 2 Baths
- Office and Craft Area
- Sun Room
- Utility Room
- Wood Stove
- Spacious Kitchen
- New Water Well
- 42' x 75' x 14' Metal Shop Building w/18' x 75' Lean-To, Insulated, Full Concrete Floor, Electrical Service



**Visit Our Website For
More Info & Photos
entzauction.com**



These homes and acreages have beautiful views of the productive land along the quiet and scenic Washita grassland. The Washita River area brings both abundant water and wildlife to this property. The homes are available on the auction date. We will also be hosting an opportunity for you to visit the property and inspect the homes.

Tract 3 143± Acres



Productive Cropland

FSA Info

Cropland Acres 70.4



Base Acres

WHEAT 33.7 Avg. Yield
34 0.0 bu./a.

OATS 0.6 Avg. Yield 46
bu./a.

Total Base Acres: 34.3



Improved Grasses

Legal Description

Tract 3- 145 +/- acres described as the SW Quarter of Section 6, less approximately 14.5 acres (Tract 1) and less approximately 12 acres (Tract 2) and 20 acres located in the NW of Section 7: all in Township 4 North, Range 2 West Indian Meridian, Garvin County, Oklahoma. Surface Rights Only.



In an effort of full disclosure, we want to make all Parties aware of the fact that the Oklahoma Corporation Commission is currently supervising remediation of a release of saltwater from an injection well. Monitoring wells are in place and being monitored. This is being done at no expense to the surface owner. For more information please contact Allen or Roger at Entz Auction and Realty, 405.663.2200

Tract 4 60± Acres



Excellent Grazing & Hunting



River Frontage



Legal Description

Tract 4- 60 +/- acres The
(SE/4 SE/4) and (N/2
SW/4 SE/4) of Section 1,
Township 4 North, Range
3 West, Indian Meridian,
Garvin County, Oklahoma.
Surface Rights Only.

entzauction.com
405-663-2200

ta River. The grassland is improved grasses and the cropland is suitable for crop production or additional
omes are well landscaped and have been very well maintained. Saturday, June 1 at 10:00 A.M. is
omes on Thursday, May 16th from 6-8 P.M. and Sunday, May 19th from 3-5 P.M. Make plans to attend!