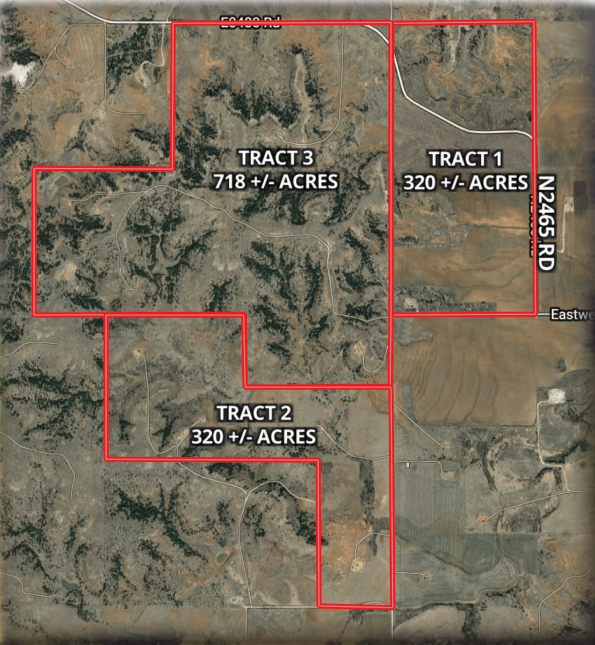


Land Auction
Saturday, August 10th - 10:00 A.M.



Property Shown By Appointment Only
July 21st - 30th
Contact Roger Entz 405-663-2200
You will have the opportunity to bid on each tract individually and as a whole.
Online bidding available at entzauction.com

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.

Major County **1358[±] acres** 3 tracts
Land Auction
Seller: *H Bar L Ranch, LLC*




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



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Upcoming Auctions	Aug 6	Equipment Consignment Auction Seller: Entz Auction Facility
	Aug 10	1358 Acres - Farmland & Grassland Seller: H Bar L Ranch
	Aug 24	Personal Property Seller: Susan Kirkpatrick
	Nov 5	Equipment Consignment Auction Seller: Entz Auction Facility

Saturday, August 10th - 10:00 A.M.

Auction Location: Exhibit Building at the Major County Fairgrounds
808 E. Highland Street, Fairview, OK 73737

Converting Assets to CashTM

 **ENTZ Auction & Realty, Inc**
Roger Entz
Auctioneer/Broker 75020 www.entzauction.com • 405.663.2200

Tract 1 - 320± Acres



Cropland 101.94 Acres
FSA Info Wheat Base 97.6
 Avg. Yield is 29 bu./a.

- Improved Grasses - Great Hunting - Blacktop Road Access
- 3 Stock Ponds & Rural Water - Good Perimeter Fences

Legals: SW/4, NW/4, Sec. 8, T21N-R13W, Indian Meridian,
 Major County, Oklahoma, Surface Rights Only.



Productive Cropland



Driving Directions To Property:
 From Fairview, OK - .5 miles north on Hwy 60 to E0490 Rd.
 Go 7.5 miles west to the property.



Tract 2 - 320± Acres

Legals: S/2 NE/4, E/2 SE/4, & NW/4, Sec. 18, T21N-R13W, Indian
 Meridian, Major County, Oklahoma, Surface Rights Only.

- Light Timber
- Improved Grasses
- Excellent Hunting & Wildlife
- Corral
- 3 Stock Ponds, Solar Water Well
- Good Perimeter Fences

Exceptional Livestock
 Production



Tract 3 - 718± Acres



- Light Timber
- Improved Grasses
- Superior Hunting & Wildlife

- Great Location
- 5 Stock Ponds & Rural Water
- Good Perimeter Fences
- Small Hunting Cabin



FSA Info
 Cropland 83.3 Acres
 Wheat Base 82.9
 Avg. Yield is 28 bu./a.

Legals: E/2, E/2 W/2, and W/2 SW/4, Sec. 7, T21N-R13W, Indian
 Meridian, Major County, Oklahoma, Surface Rights Only.

E/2 SE/4, Sec 12, T21N-R13W and N/2 NE/4, Sec. 18, T21N-R13W,
 Indian Meridian, Major County, Oklahoma, Surface Rights Only.



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Actual on-site photos

