

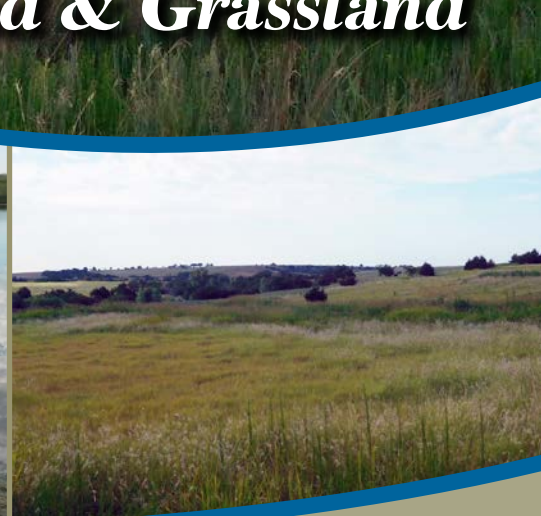
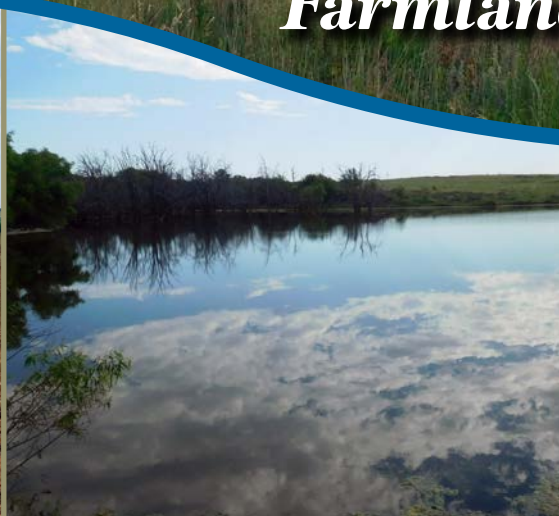
WASHITA COUNTY ***LAND AUCTION***

160 +/- Acres

Thursday, August 29th ~ 7 P.M.



Farmland & Grassland



Seller: Smith Trust

***Auction Location: Entz Auction Facility,
2018 Old 66 Rd., Hydro, OK.***



Roger Entz
Auctioneer/Broker 75020

ENTZ Auction & Realty, Inc

www.entzauction.com



405.663.2200

THURSDAY, AUGUST 29TH ~ 7 P.M.

160 +/- ACRES

FSA Info:

**87.23 Cropland Acres, 71.2 Wht. Base, 33 Bu. Yld., 5.5 Milo Base, 40 Bu. Yld.
10.3 Barley Base, 38 Bu. Yld., Enrolled in the PLC program**

This 160 acre tract offers a combination of grassland, farmland and 6 acres of water in 2 ponds. If you are looking for a place in the country to build your home or would like to add to your farming and ranching operation, this tract has a lot to offer. Mark your calendar for Thursday, August 29 - 7 P.M. This will be an evening auction held at the Entz Auction Facility, 2018 Old 66 Rd., Hydro, OK. We hope to see you there!

LEGAL DESCRIPTION: Southeast Quarter (SE/4), Section Nine (Sec 9), Township Eleven North (T11N), Range Fourteen West (R14W), Indian Meridian, Washita County, Oklahoma. Surface rights only.

2 Ponds - Approximately 6 Acres of Water



Improved Grassland

Crop or Livestock Producer



Driving Directions To Property

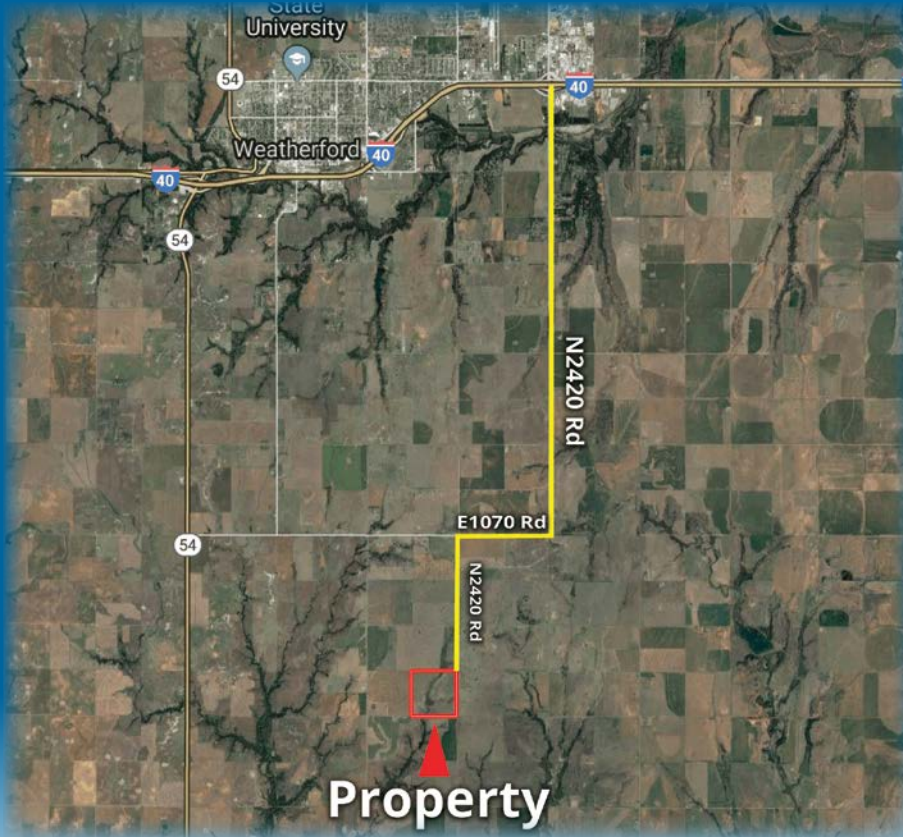
From I-40 Exit 84 - 5 miles south on N2430 Rd (Airport Road) to E1070 Rd,
1 mile west to N2420 Rd, 1.5 miles south to property.

From Weatherford, OK - 4 miles south on Hwy 54 to E1070 Rd, 3 miles east to N2420 Rd,
1.5 miles south to property Watch For Signs!



Productive Farmland

Thursday, August 29th ~ 7 P.M.



Blacktop Road 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.

Great Location - Only Minutes South of Weatherford, OK



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



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Upcoming Auctions

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

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