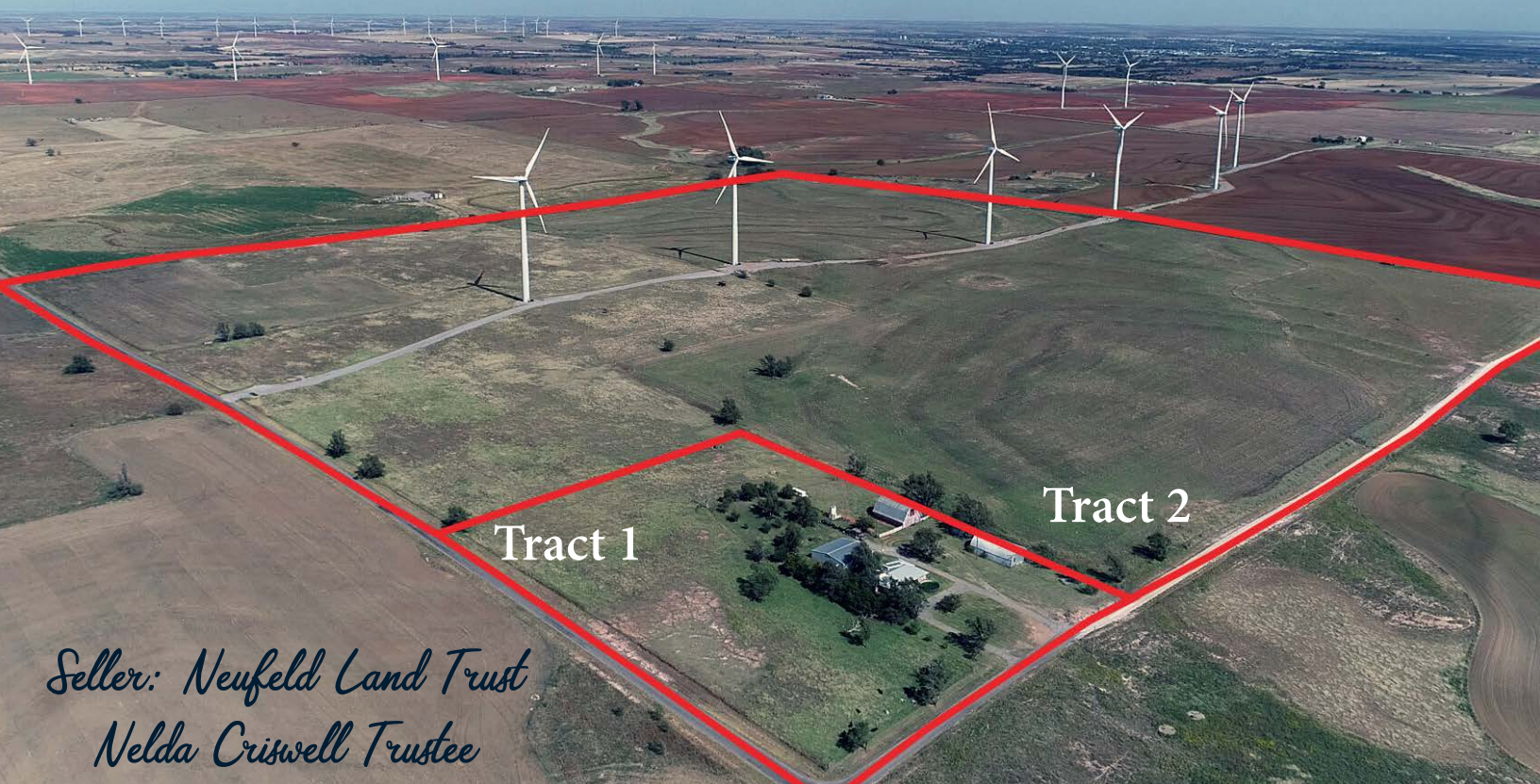


AUCTION

Tract 1 Home & Improvements on 8± Acres

Tract 2 152± Acres of Farmland & Grassland

Tuesday, November 19th ♦ 7 P.M.



*Seller: Neufeld Land Trust
Nelda Criswell Trustee*

Auction Location:

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

Property Location:

Weatherford, OK - From I-40 and Hwy 54 intersection 2 miles south on Hwy 54,
3 miles east on E 1050 Rd.



Roger Entz
Auctioneer/Broker 75020

ENTZ Auction & Realty, Inc

www.entzauction.com • 405.663.2200

AUCTION

Tuesday, November 19th ♦ 7 P.M.

Home & Improvements on 8± acres
just minutes from Weatherford, OK

Tract 1

Approximately 2,274 Sq. Ft. brick home, 3 bed 2 bath

Legal Description: A tract of land located in the SW/corner of the SW /4, Sec. 22, T12N, R15W, Indian Meridian, Custer County, Oklahoma measuring approximately 515' E/W by 676' N/S and containing 8+/- acres. Surface rights only.

- Open House -
Tuesday, November 12th - 5-7 P.M.



- Metal Roof
- 12' X 22' Basement
- 2 Heat & Air Units
- Fireplace
- Great Location



- Shop 48' X 50' 3 Bay
Garage/Shop. Heated and
Insulated, Concrete Floor,
HD Elect. Service
- 30' X 60' Round Top Barn
- 35' X 50' Barn w/Hay Loft
and Stalls

Tract 2

3 Income Producing Wind Turbines
Call the auction company for more details

LEGAL DESCRIPTION: SW/4 Section 22, Township 12 North, Range 15 West, Indian Meridian, Custer County, Oklahoma. Less and except 8 +/- acres (Tract 1). Surface Rights Only.



Improved Grass



Well Fenced

FSA Info.

- * Cropland - 104.5 Acres
- * 48 Acres Improved Grass
- * Wheat Base 103.7
- * 34 bu/a Avg Yield

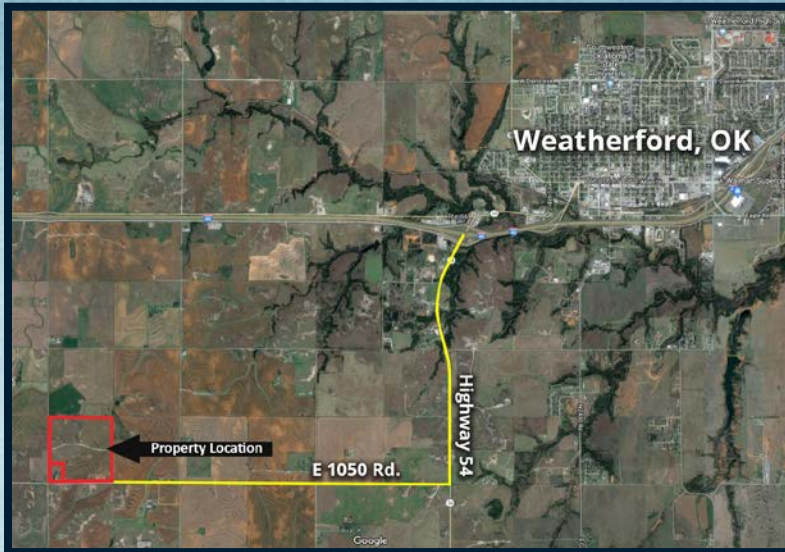
You will have the opportunity to bid on each tract individually and as a whole.

Real Estate Terms & Conditions:

10% of the purchase price will be due 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. Selling surface only.

This property sells subject to the Seller's confirmation, Possession upon closing or January 1, whichever is later.

Maps/pictures are for reference only. Any announcements sale day take precedence.



**Property Location:
Just S.W. of Weatherford, OK**

**Interested In Bidding
Online?
Call Entz Auction at
405-663-2200**



2018 Old 66 Rd. Hydro, OK 73048
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