



Land Auction

302[±]
★
Acres
2 Tracts

Caddo County

Brian Yount, Trustee of the Shirley Jeannene Yount Estate

Thursday, November 10th • 10 A.M.

Auction Location:

**HEDA Building
406 North Broadway
Hinton, OK**

*Live &
Online*



ENTZ Auction & Realty, Inc

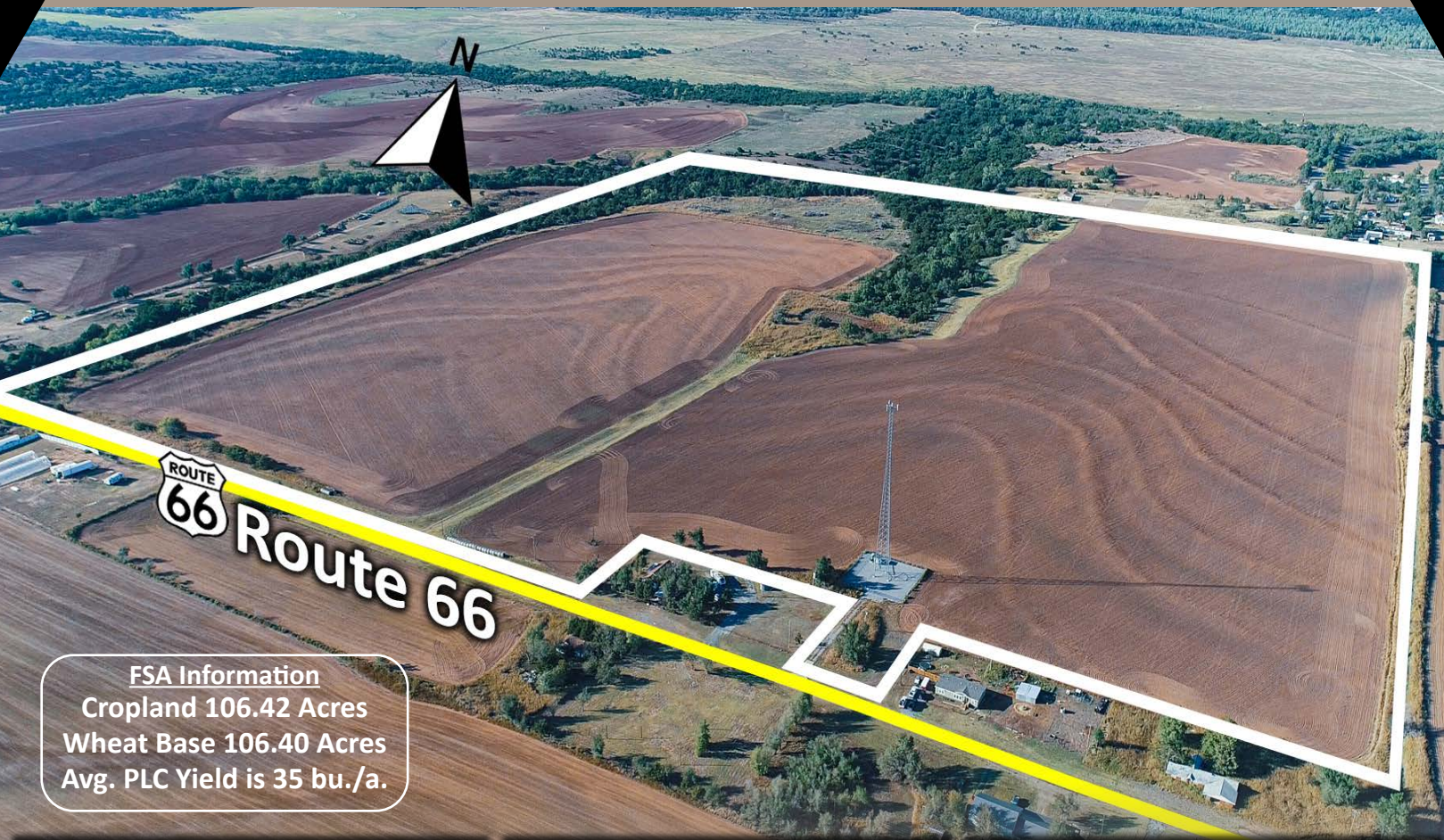
Roger Entz
Auctioneer/Broker 75020

www.entzauction.com • 405.663.2200

Sales Associates: Allen Entz • Doug Eichelberger • Matt Oaks

Tract 1 - 156[±] Acres

Legal Description: Southwest Quarter (SW/4) of Section Five (Sec.5), Township Twelve North (T12N), Range Eleven West (R11W), I.M., Caddo County, OK, Surface Only.



FSA Information
Cropland 106.42 Acres
Wheat Base 106.40 Acres
Avg. PLC Yield is 35 bu./a.



- Productive Farmland
- Route 66 Frontage



- Moderate Timber
- 2 Live Creeks
- Great Wildlife Habitat



- 156 Acres: 106 Acres of Cropland w/Balance in Grass & Timber

Property Location: Southwest of Bridgeport, OK • Route 66 & CS 2585 Road
From Hinton, OK 1½ Miles West, 4 ½ Miles North

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 within 5 days of acceptance of title. Possession following 2023 wheat harvest or graze out. Buyer may have the option to assume the role of landowner. Selling surface rights only. This property sells subject to the Seller's confirmation. M

Tract 2 - 146[±] Acres

Legal Description: Southeast Quarter (SE/4), Section Twelve (Sec.12), Township Twelve North (T12N), Range Twelve West (R12W), I.M., Caddo County, OK, Surface Only.

- Productive Farmland
- Live Creek
- Unique Waterfall In The Southeast Corner
- Moderate Timber
- Great Wildlife Habitat
- Interstate 40 Frontage
- 146 Acres: 70 Acres of Cropland w/Balance in Grass, Timber and Creek



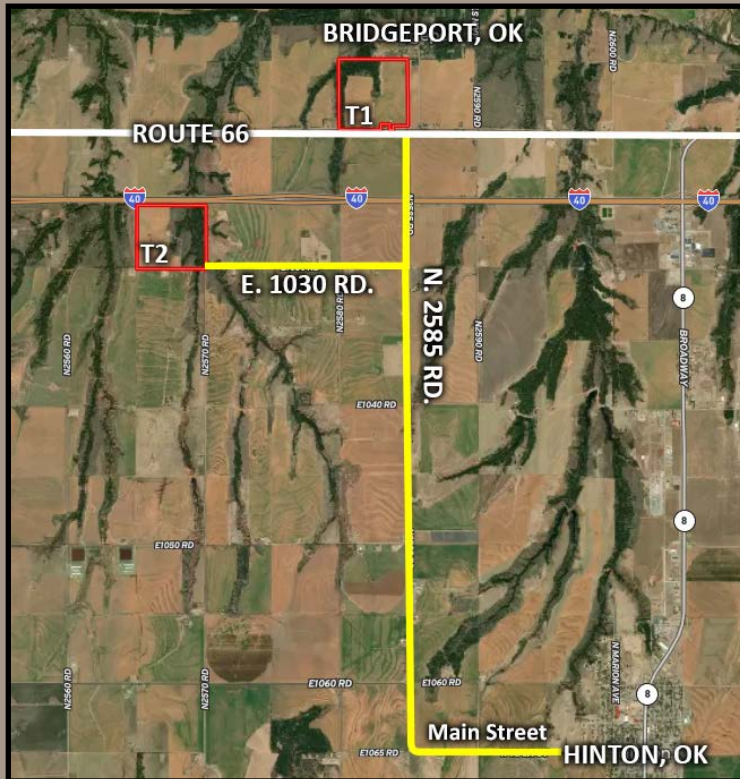
FSA Information
Cropland 70.14 Acres
Wheat Base 70.10 Acres
Avg. PLC Yield is 35 bu./a.

Property Location: Northwest of Hinton, OK
From Route 66 & CS 2585 Rd, 1 Mile South, 1½ Miles West on CR 1030 Rd.
From Hinton, OK 1½ Miles West, 3 ½ Miles North, 1½ Mile West

Thursday, Nov. 10th

osing. 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 ndlord on remaining farming lease. Cell tower & wind turbine leases remain in effect. Revenue from both leases do not convey w/the properties. laps/pictures are for reference only. Any announcements sale day take precedence.

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Online Bidding Available At entzauction.com



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



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Auctioneer's Statement

We are pleased to bring you the opportunity to own one or both of these farms. Each tract has a combination of features from productive farmland, improved grassland, running creeks, and excellent wildlife habitat. Looking for income-producing properties, country home sites, or recreational properties?

Mark your calendar for Nov. 10th @ 10:00 A.M.

This auction will be held at HEDA Building 406 N. Broadway Hinton, OK. We hope to see you there.