

# 2 LAND AUCTIONS

FARMLAND • GRASSLAND

**TUESDAY, APRIL 18<sup>TH</sup> - 10:00 A.M.**  
**TUESDAY, APRIL 18<sup>TH</sup> - 2:00 P.M.**



**10:00 A.M.**  
**2:00 P.M.**  
 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. This property sells subject to the Seller's confirmation. Maps/pictures are for reference only. Any announcements sale day take precedence.

# FARMLAND GRASSLAND 2 LAND AUCTIONS

CADDO COUNTY



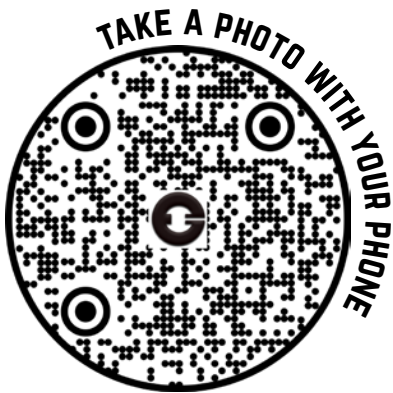
**ENTZ**  
 Auction & Realty, Inc  
 2018 Old 66 Rd. Hydro, OK 73048  
 405-663-2200 www.entzauction.com



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April 11	155 Acres of Farmland 6 miles South of Carnegie, OK
April 13	Corn Bible Academy Campus, Corn, OK • Dorms Shop • 3 Homes • School • Gymnasium
April 18	157 Acres of Farmland w/Pivot - North of Eakly, OK - Bill Cope
April 18	120 Acres of Farm/Grassland - North of Alfalfa, OK - Terry King
April 20	Farm Equipment Auction - Glen & Jane Harvey Lookeba, OK
May 1st & 2nd	Quarterly Equipment Consignment - Entz Auction



2023



**ENTZ Auction & Realty, Inc**

Roger Entz  
 Auctioneer/Broker 75020

www.entzauction.com

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**AUCTION 1 - 157<sup>±</sup> ACRES**  
.....  
**FARMLAND**

FOR MORE PHOTOS AND INFORMATION VISIT  
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**4½ MILES NORTH OF EAKLY, OK - AUCTION HELD ONSITE**



**PRODUCTIVE CROPLAND**

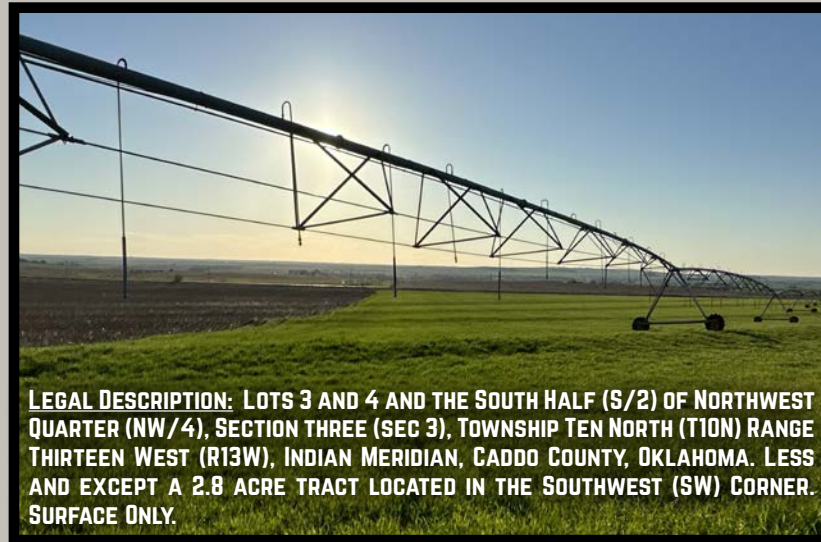


**CENTER PIVOT IRRIGATION**



**SOIL MAPS INDICATE  
GOOD PRODUCTION**

Pond Creek fine sandy loam, 1 to 3 percent slopes
Grant loam, 3 to 5 percent slopes
Ironmound-Nash complex, 5 to 12 percent slopes
Binger fine sandy loam, 5 to 8 percent slopes
Grant loam, 3 to 5 percent slopes, eroded
Noble fine sandy loam, 3 to 8 percent slopes
Binger fine sandy loam, 5 to 8 percent slopes, eroded
Binger fine sandy loam, 3 to 5 percent slopes



**LEGAL DESCRIPTION:** LOTS 3 AND 4 AND THE SOUTH HALF (S/2) OF NORTHWEST QUARTER (NW/4), SECTION THREE (SEC 3), TOWNSHIP TEN NORTH (T10N) RANGE THIRTEEN WEST (R13W), INDIAN MERIDIAN, CADDO COUNTY, OKLAHOMA. LESS AND EXCEPT A 2.8 ACRE TRACT LOCATED IN THE SOUTHWEST (SW) CORNER. SURFACE ONLY.

**FSA INFORMATION**

**CROPLAND 152.61 ACRES - WHEAT BASE 152.60  
AVG. PLC YIELD 31 BU./A**

- **1995 - 7 TOWER T-L CENTER PIVOT, TIPPED AT 350 GPM - 50 HP SUBMERSIBLE PUMP**
- **NARROW SPACED DROPS & ROTATORS**
- **WORM DRIVE & MANUAL VALVE**

**TUESDAY  
APRIL 18<sup>TH</sup> - 10:00 A.M**

**AUCTION 2 - 120<sup>±</sup> ACRES**  
.....  
**FARMLAND**

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**TUESDAY  
APRIL 18<sup>TH</sup>  
2:00 P.M**

- **NUMEROUS OPPORTUNITIES!**
- **GREAT LOCATION**
- **EASY ACCESS**
- **GOOD COUNTY ROADS ON NORTH & WEST SIDES**
- **PRODUCTIVE CROPLAND**
- **LIVESTOCK PRODUCTION**



**1 MILE NORTH, ½ MILE WEST OF  
ALFALFA FIRE DEPT.  
AUCTION HELD ONSITE**



**LEGAL DESCRIPTION:** NORTHEAST QUARTER (NE/4) OF NORTHWEST QUARTER (NW/4) AND SOUTH HALF (S/2) OF NORTHWEST QUARTER (NW/4) OF SECTION NINETEEN (SEC. 19) TOWNSHIP 9 NORTH (T9N) RANGE 13 WEST (R13W), INDIAN MERIDIAN, CADDO COUNTY OKLAHOMA. SURFACE ONLY

**FSA INFORMATION**  
**CROPLAND 103.15 ACRES**  
**WHEAT BASE 100.6**  
**AVG. PLC YIELD 36 BU./A**

**SOIL TYPES**

Grant loam, 3 to 5 percent slopes
Pond Creek silt loam, 1 to 3 percent slopes
Woodward-Quinlan complex, 3 to 5 percent slopes
Cornick-Rock outcrop complex, 1 to 12 percent slopes
Lovedale fine sandy loam, 1 to 3 percent slopes
Carey silt loam, 3 to 5 percent slopes
Cornick-Rock outcrop complex, 1 to 12 percent slopes
St. Paul silt loam, 1 to 3 percent slopes

**The soil types on this tract indicate it is well suited for crop production or would be a nice addition to any livestock operation. Livestock water is provided by a stock well with electrical service located on the west side of the property and a seasonal, runoff pond. Please make note of the auction time. This tract will be sold onsite at 2:00 P.M. on April 18. Please mark your calendar for that time and date.**