



You will have the Opportunity to bid on tracts 1 or 2 individually and then as a whole

Auction Held Onsite - April 17th - 10 A.M.



Property Driving Directions:

From Highway 152 & Hwy. 58 “Carnegie Y”
5 Miles South on Hwy. 58
1 Mile East on E 1240 Rd.

From Alfalfa, OK
1 Mile East on E 1240 RD.

From Carnegie, OK
8 Miles North on Hwy 58
1 Mile East on E 1240 Rd.

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 of Tract 2 will be upon closing. Possession of the home and building site will be July 10th unless otherwise negotiated. Selling surface only. This property sells subject to the Seller’s confirmation. Maps/pictures are for reference only. Any announcements sale day take precedence.



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



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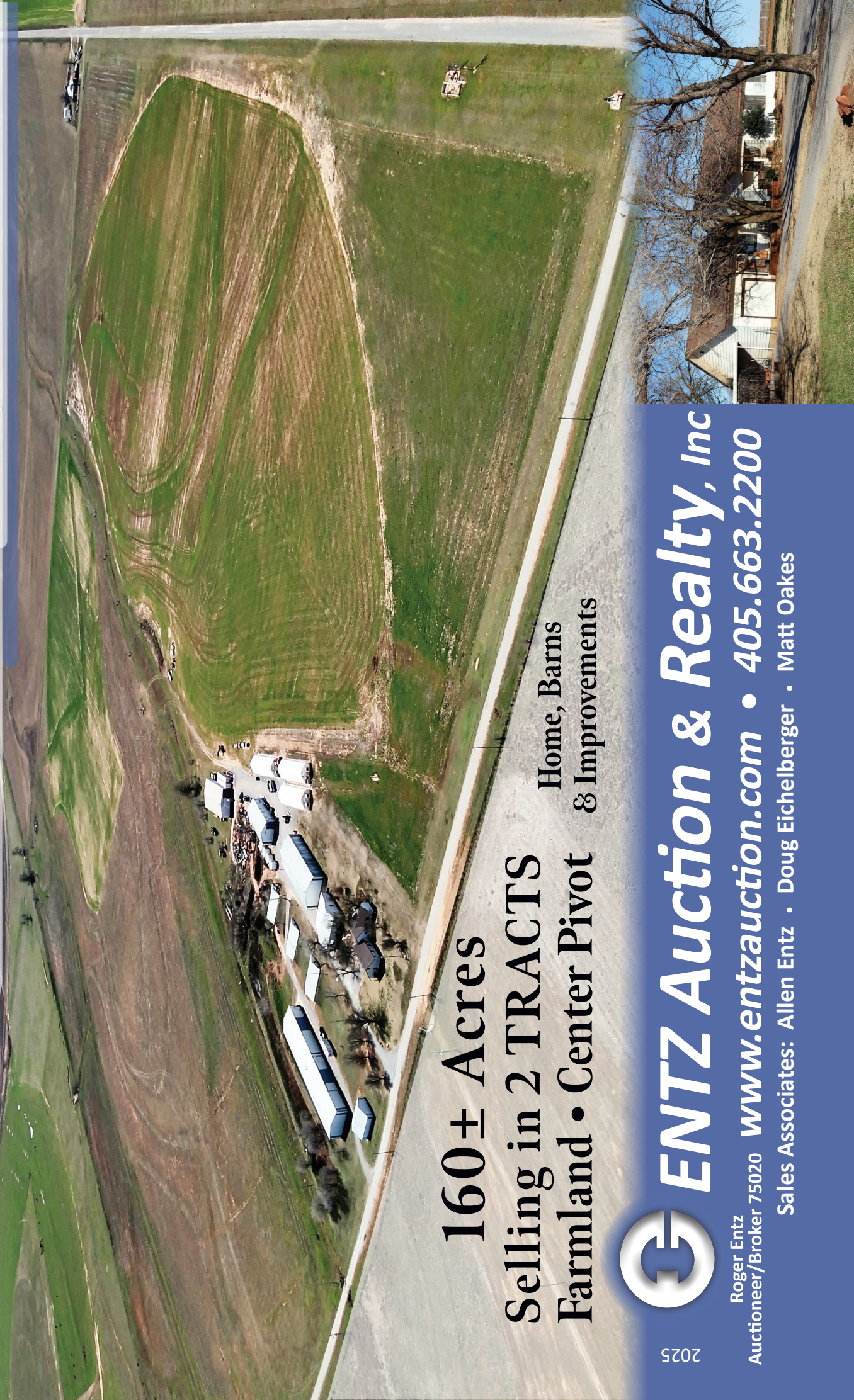


March 25	319± Acres Farmland • Center Pivot • SE of Thomas, OK
April 4	2 Lake Houses Near Foss Lake • AirBnB Potential
April 17	150± Ac. Farmland, Pivot • House & Several Barns on 10± Ac.
April 22	Excellent Line of Farm Equipment • El Reno, OK
April 23	Excellent Line of Equipment Auction • Near Carnegie, OK
May 5 & 6	Equipment Consignment Auction • Hydro, OK I-40 Facility



Sellers:
Dustin & Nikki Snow

AUCTION
APRIL 17TH • 10 A.M.



160± Acres
Selling in 2 TRACTS
Farmland • Center Pivot
Home, Barns & Improvements

 **ENTZ Auction & Realty, Inc**
Roger Entz
Auctioneer/Broker 75020 www.entzauction.com • 405.663.2200
Sales Associates: Allen Entz • Doug Eichelberger • Matt Oakes

Tract 1 150± Acres

Tract 1 • 150± Acres

Legal Description: Northwest Quarter (NW/4), Section Thirty-Three (Sec. 33), Township Nine North (T09N), Range Thirteen West (R13W), Indian Meridian, Caddo County, Oklahoma. Surface rights only.

Productive Farmland

7 Tower Center Pivot

FSA Information

Farmland 155.87 Ac. • Cropland 144.37 Ac.

• 1998 Valley 7 Tower Center Pivot

• Valley Select Control Panel • Pivot Needs Repairs

Auction Held Onsite @ 3043 C.R. 1240 Carnegie, OK

N.W Corner Well/Pivot Point
and 200 GPM submersible Pump
Main Well 600 GPM Pump
• 320 Acre/Feet Water Rights

• Easy Access To Property
• Begin Farming Operations
Immediately

Second Pivot Point

Tract 2 10± Acres



House
Approx. 1800 Sq. Ft.
3 Bed, 2 Bath
Recent Updates



Home, Barns & Improvements

Graveled Driveways

Possession of the home and building site will be July 10th unless otherwise Negotiated

Open House:
Thursday, April 10th • 5-8 P.M.



Building 1 - 32' x 40' Garage • Concrete Floor • OH Door, Walk-Thru Door

Building 2 - 50' x 200' x 16' Metal • Insulated • Concrete Floor • Gas Heater • Power

1) 12' x 12' OH Door, 2) 14' x 24' Slide Doors, 1) 10' x 12' OH Door, 1) 14' x 14' OH Door

Buildings 3, 4, 5 - 32' x 54' Underground Storage • Concrete Block Walls • Concrete Floor

Building 4 Has Electrical Power • **Building 5** Has Electrical Power & A/C

Building 6- 30' x 50' Concrete Block Walls • Concrete Floor • Elect. Power • 22' x 50' Lean To

Building 7- 54' x 108' 14' Morton Wood Frame • Concrete Floor • Power • Insulated • 2) 24' Sliding Doors

Building 8- 42' x 72' x 14' Morton • Power • Heat • Restrooms • Corner Office w/H/A • 12' x 12' Sliding Door

Building 9- 50' x 100' x 14' Holman Metal • Concrete Floor • Elect. Power • 2) 14' Sliding Doors • Walk-Thru

Visit Entzauction.com For More Details

Equipment & Personal Property

Online Only Auction Starts Closing Thursday, June 26th • 10 A.M.

JD 7820 Tractor, FWA; JD 4440 Tractor; American Eagle Forklift; Hitachi Ex220 Excavator
12' Land Leveler; Sprinter 27' Travel Trailer; 3) 30' x 96' Green Houses;
Shop Tools and Many More Items!



Follow Our Website For The Latest Updates and Online Bidding Details

"We have loved raising our big family on this farm. All of our children have pursued careers outside of farming. It's a great time to retire, move closer to our kids, and begin a fun, new chapter in our lives."

-Dustin and Nikki Snow

