



Thursday, March 26th 10 A.M.

AUCTION LOCATION: OAKWOOD SKATING RINK

We are pleased to present the Fred Holsapple Estate at auction. This offering provides an excellent opportunity for beginning producers, established operators, investors, and buyers seeking recreational land or a potential homesite. The property features cross fencing that allows for grazing on grass acres alone or can be easily adapted to include cropland grazing. Water resources include solar wells, electric wells, and several runoff ponds. Wind turbines located on Tracts 1 and 6 provide an additional source of income. Most tracts have been idle for the past couple of years, offering flexibility for future use and management. The auction will be held Thursday, March 26, at 10:00 a.m. at the Oakwood Skating Rink.

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 and Court 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



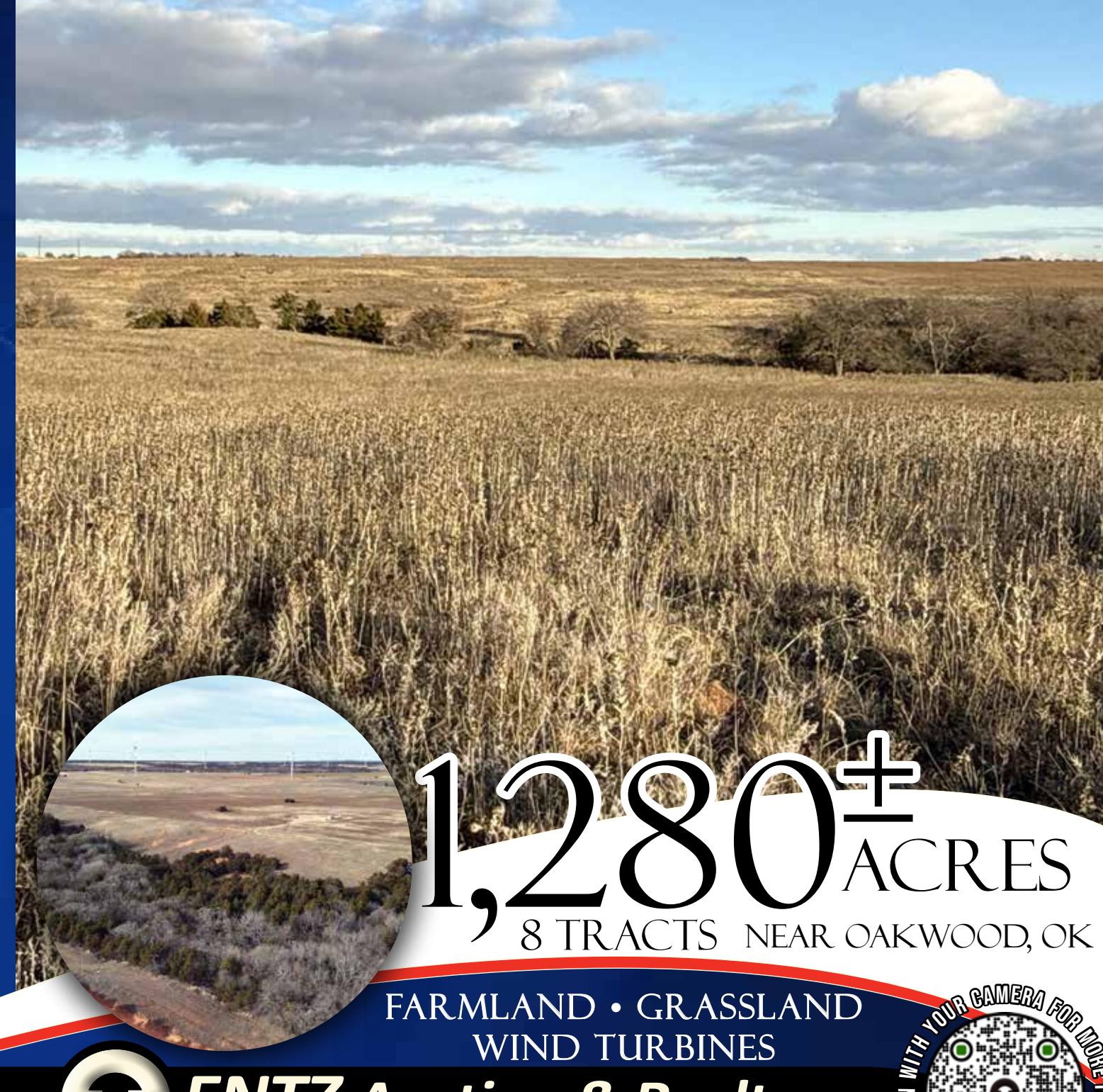
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Land Auction

Thursday, March 26th 10 A.M.

Seller: Estate of Fred Holsapple



1,280+ ACRES
8 TRACTS NEAR OAKWOOD, OK

FARMLAND • GRASSLAND
WIND TURBINES



ENTZ Auction & Realty, Inc

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2026
Roger Entz
Auctioneer/Broker 75020

Sales Associates: Allen Entz · Doug Eichelberger · Matt Oakes · Jackie Entz
Marketing: Edith Entz · Michael Miller · Kaycie Jo Swaim · Jillian Tanner



1,280±
ACRES
8 TRACTS

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Livestock Production

TRACT 3

TRACT 1 - 154± Ac. - Farmland/Grassland • 50'x50' Equip./Livestock Barn • Corral • 2 Wind Towers • Perimeter Fencing

Cropland 131.83 Ac. • 117.9 Ac. Wheat Base Avg. Yield 31 Bu./Ac.

TRACT 2 - 160± Ac. - Farmland/Grassland • Solar Well • Perimeter Fencing

Cropland 120.11 Ac. • 108.09 Ac. Wheat Base Avg. Yield 31 Bu./Ac.

TRACT 3 - 160± Ac. - Farmland/Grassland • Well • Runoff Pond • Perimeter Fencing

Cropland 101.9 Ac. • 91.71 Ac. Wheat Base Avg. Yield 31 Bu./Ac.

TRACT 4 - 160± Ac. - Farmland/Grassland w/ Homesite • 25'x30' Shed w/10' Lean-To • Corral • Well • Perimeter Fencing

Cropland 67.23 Ac. • 60.50 Ac. Wheat Base Avg. Yield 31 Bu./Ac.

TRACT 5 - 160± Ac. - Farmland/Grassland • Water Way • Solar Well • Perimeter Fencing

Cropland 129.12 Ac. • 57.30 Ac. Wheat Base Avg. Yield 25 Bu./Ac.

TRACT 6 - 160± Ac. - Farmland/Grassland • Well • 2 Wind Towers • Perimeter Fencing

Cropland 156.63 Ac. • 129.60 Ac. Wheat Base Avg. Yield 32 Bu./Ac.

TRACT 7 - 160± Ac. - Farmland/Grassland • Perimeter Fencing

Cropland 145.42 Ac. • 145 Ac. Wheat Base Avg. Yield 32 Bu./Ac.

TRACT 8 - 160± Ac. - Farmland/Grassland • Perimeter/Cross Fencing • Well • Corral/Alleyway

Cropland 123.55 Ac. • 102.80 Ac. Wheat Base Avg. Yield 32 Bu./Ac.

**AUCTION
LOCATION:
OAKWOOD
SKATING RINK
N. Michigan Ave.
Oakwood, OK**



TRACT 8



Native & Improved Grass

TRACT 6

Sale Order
Tracts 1, 2, 3 & 4 Individually
Tracts 1 - 4 Combined
Tracts 5 - 8 Individually

Wind Turbine Easement & Revenue
will Convey with Property.

Questions? Contact Allen Entz
at 405-929-9650 or
Allen@entzauction.com



TRACT 8



TRACT 6



Productive Cropland

Visit Our Website, entzauction.com,
For More Maps and Driving Directions



Productive Cropland

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