

Land AUCTION

80[±] Acres

Caddo Co.



THURSDAY, SEPT. 24TH • 10 A.M. 2 Tracts

TRACT 1 • 5[±] AC.

SELLER: RONALD R. ARDOIN JR.



IRRIGATED CROPLAND
HOUSE • LARGE BARN

TRACT 2 • 75[±] AC.

Auction Location:

~ ONSITE ~

23149 County Street 2560

Fort Cobb, OK



Roger Entz

Auctioneer/Broker 75020

ENTZ Auction & Realty, Inc

www.entzauction.com • 405.663.2200

Sales Associates: Allen Entz • Doug Eichelberger • Matt Oakes • Jackie Entz

Marketing:

Edith Entz

Michael Miller

Kaycie Jo Swaim

Jillian Tanner



5[±] TRACT 1
Acres

Open House Dates: Sat. Sept. • 12th 9 - 11 A.M.

Fri. Sept 18th • 5 - 7 P.M.

2,852 SQ. FT. - 3 BED, 3 BATH
QUIET COUNTRY HOME • 2 STORY
OPEN FLOOR PLAN • FIREPLACE



- Commercial Facility
 - 42'x75' Fully Insulated Storage Area
 - Climate Control
 - Reinforced Concrete Floor
 - Attached 36'x60' Shop/Office Space
 - 12'x16' Walk-In Cooler
- Vegetable Wash Area w/Silt Pits & Drains

2 - 25'x75' GREEN HOUSES
5 - 16'x100' GROW TUNNELS



Additional Residence
16'x56' MOBILE HOME 2 BED & BATH



75[±] TRACT 2
Acres

ORGANIC CERTIFIED CROPLAND

FSA Info: Farmland 79.99 Ac. • Cropland 77.39 Ac.

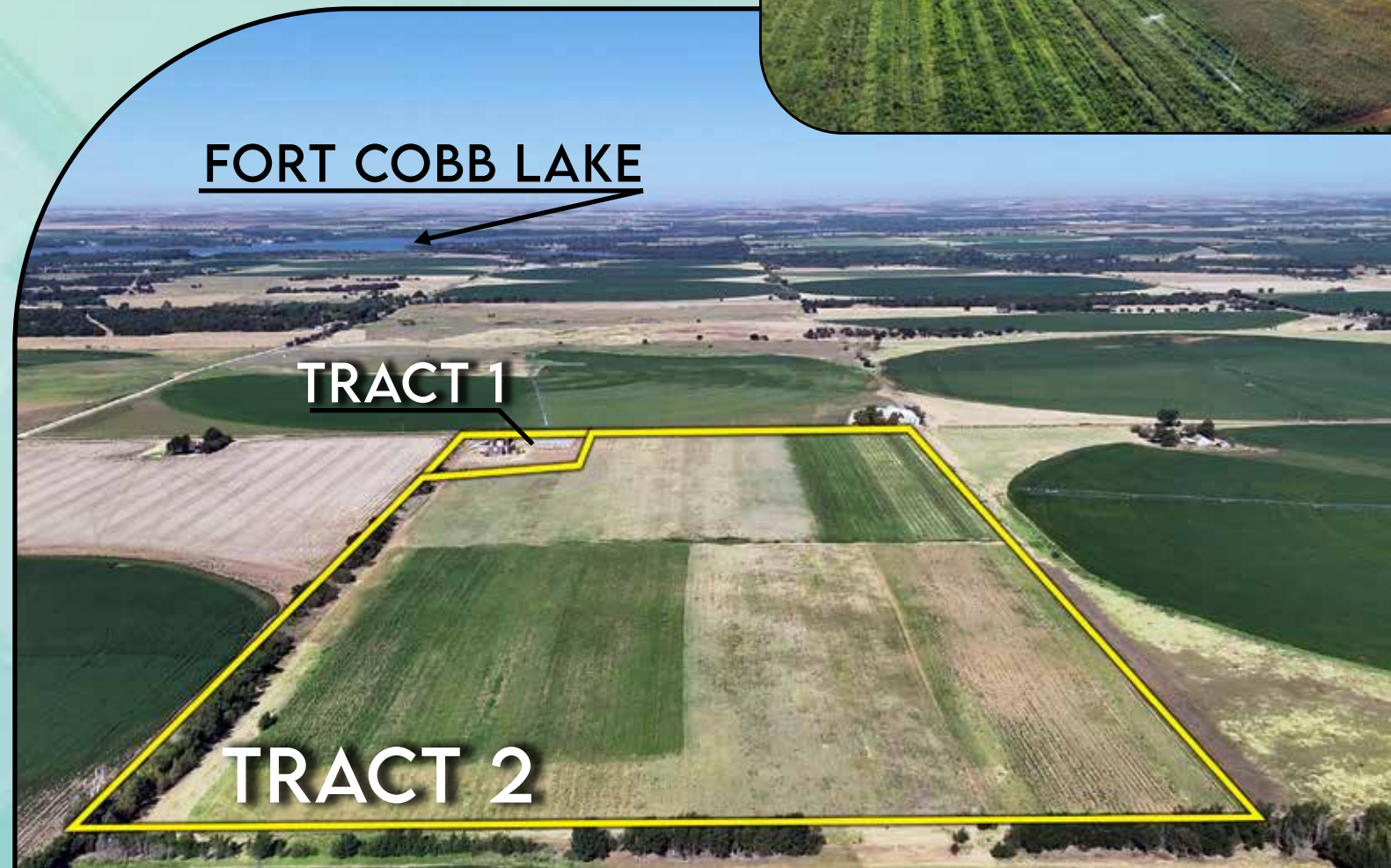
51.80 Ac. Wheat Base • Avg. Yield 35 Bu./Ac.

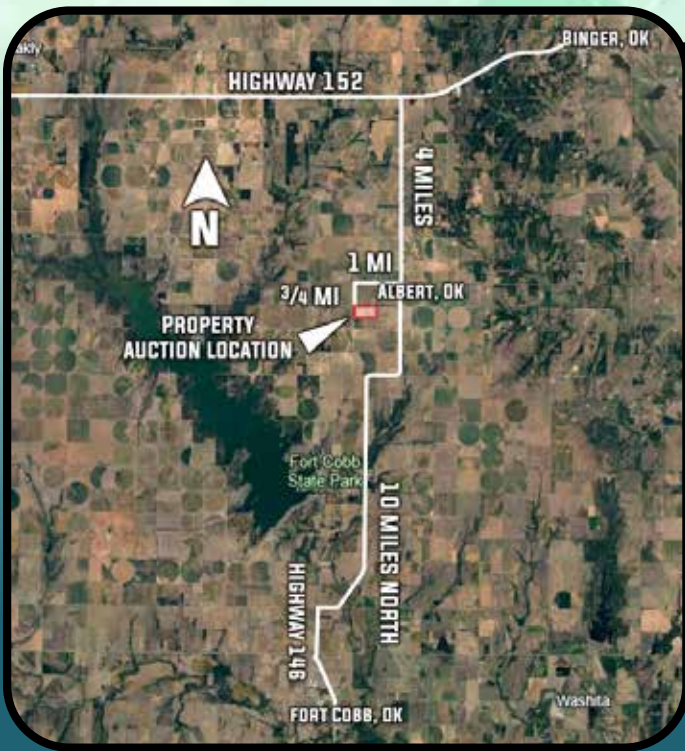
21.44 Ac. Seed Cotton Base • Avg Yield 965

160 AF Temp. Water Rights

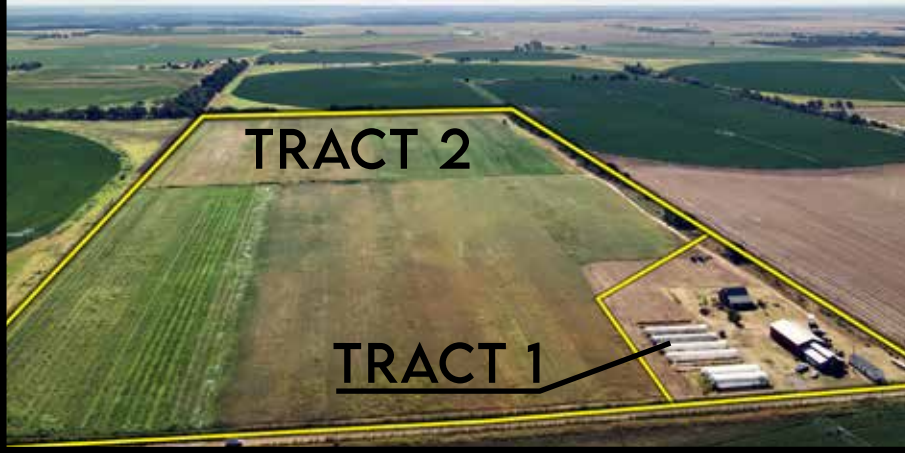
4" Submersible Pump

½ Mile 7' Wheel Move





IRRIGATED CROPLAND HOUSE • LARGE BARN/SHOP



From Hwy. 152 & Hwy. 146 - 4 Miles South,
1 Mile West, $\frac{3}{4}$ Mile South

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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 follow acceptance of title. Possession will be upon closing. 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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UPCOMING AUCTIONS

Sept. 15	5± Acres w/ House • Barn • Shop 7½ Miles South of Hydro, OK
Sept. 24	80± Acres of Irrigated Farmland w/House & Barn S.W. of Albert, OK
Oct. 6	2 Tracts - 80± Acres of grass - 65± Acres cattle processing facility/8 pens, Near Carnegie, OK
Nov 2 & 3	Quarterly Equipment Consignment Auction - Entz Auction I-40 Facility

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