

Land Auction

Caddo Co.

Tuesday, Sept. 15th

7 P.M.

SELLERS: DEBBIE THOWE & MERLE THOWE

5[±] Acres

HOUSE • SHOP • 2 BARNs

Auction Location:

ONSITE - 9089 State Highway 58, Hydro, OK



ENTZ Auction & Realty, Inc

www.entzauction.com • 405.663.2200

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

5[±] Acres

About the property...

This home is a wonderful example of quality construction, excellent maintenance, and pride of ownership. The desirable location, well-above-average condition, and thoughtful improvements make this a property you won't want to overlook. We invite you to attend one of our upcoming open houses to experience the quality, value, and many features this home and improvements have to offer.

We hope to see you there!

Tuesday, Sept. 15th • 7 P.M.



- 2,395 Sq. Ft. House - 3 Bed, 2 Bath
- Total Electric, New Roof July 2026
- Double Car Garage, Generac Generator
- 24'x48' Shop w/Sliding Doors
- 12'x24' Barn w/Overhead & Walk-Thru Door
- Concrete Floor, Elect. New Roof July 2026
- Excellent Location • 3 Water Wells

- 30'x60' Barn w/2 - 9' OH Doors & 18' Sliding Door, Concrete Floor, Elect.



Open House Dates: Tuesday, Sept. 1st & 8th 5:00-7:00 P.M.

Legal Description:

A tract of land in the NW/4 of Section 15, Township 11 North, Range 13 West of the Indian Meridian, Caddo County, Oklahoma, described as Beginning at the SW/c NW/4, thence North 375 feet, thence East 580.0 feet, thence 375 feet, thence 580.8 feet to the point of Beginning. Surface Rights Only.





Driving Directions:

From Hydro, OK - Route 66 & Highway 58 - 7½ Miles South

Auction Location:

ONSITE - 9089 State Highway 58, Hydro, OK

Sept. 15th • 7 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 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



Scan QR Code For More
Photos & Info.



FIRST-CLASS MAIL
U.S. POSTAGE
PAID
MAILED FROM ZIP CODE 73048
PERMIT NO. 4

August 19	160± Ac. • 2 Tracts - Farm/Grass • House w/Barns • Deer Creek S.W. of Thomas, OK
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 & Traps, Near Carnegie, OK
Nov 2 & 3	Quarterly Equipment Consignment Auction - Entz Auction I-40 Facility

Licensed Real Estate Brokers - Listings Or Auctions • Proven Results