

# Land Auction Home/Barn & Personal Property

Tuesday, April 12<sup>th</sup> - 10:00 A.M.

**OPEN HOUSE - PROPERTY INSPECTION - Saturday, April 2<sup>nd</sup> - 9:00 A.M. - Noon**

**Personal Property • Online Only**  
 1<sup>st</sup> Lot Closes Friday, April 8<sup>th</sup> - 10 A.M.



Online bidding available at [entzauction.com](http://entzauction.com)

**PERSONAL PROPERTY TERMS:**  
 Purchase will be charged to the card on file. There is a 4% convenience fee on all credit card purchases. There is a 10% buyers Premium on all personal property. Applicable sales tax shall apply on all personal property. The Pickup date will be 4/12/2022 from 2:00 - 6:00 P.M. Items left after April 12<sup>th</sup> will be forfeited. Bring your own packing material and someone to assist in loading if needed.



2018 Old 66 Rd. Hydro, OK 73048  
 405-663-2200 [www.entzauction.com](http://www.entzauction.com)



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Upcoming Auctions

March 24	320 Acres Farm/Grassland - North of Geary
March 26	Murphy Estate Farm Equipment - Hinton, OK
April 12	276 Acres - House/Barn - 3 Tracts - West of Taloga
April 14	320 Acres - Southwest of Clinton, OK
April 19	Mineral Consignment Auction - Online Only
May 2 & 3	Quarterly Equipment Consignment Entz Auction Facility - Hydro, OK



FOR MORE INFO.

**Dewey County 276<sup>±</sup> acres 3 tracts**

# Auction

Land • Home/Barn • Onsite & Online  
**Tuesday, April 12<sup>th</sup> - 10:00 A.M.**

*Seller: Joan Calkins Trust*



**Personal Property • Online Only**  
 1<sup>st</sup> Lot Closes Friday, April 8<sup>th</sup> - 10:00 A.M.

**Real Estate Auction Location: Onsite - Tract 1 at the House**  
 From Taloga, OK, 7 Miles West on Lenora Rd., .2 Miles South on 2200 Rd.

**ENTZ Auction & Realty, Inc**

Roger Entz Auctioneer/Broker 75020 [www.entzauction.com](http://www.entzauction.com) • 405.663.2200  
 Sales Associates: Allen Entz • Doug Eichelberger • Matt Oakes



**Tract 1 - 5 ± Acres**



**OPEN HOUSE - PROPERTY INSPECTION**  
**Saturday, April 2<sup>nd</sup> - 9:00 A.M. - Noon**  
**67180 N. 2200 Rd., Taloga, OK 73667**



- 5 +/- Acres
- 1974 Sq. Ft. Brick House
- 3 Bed, 2 Bath
- Wood Burning Fire Place
- 70' X 45' Barn
- Central Heat/Air

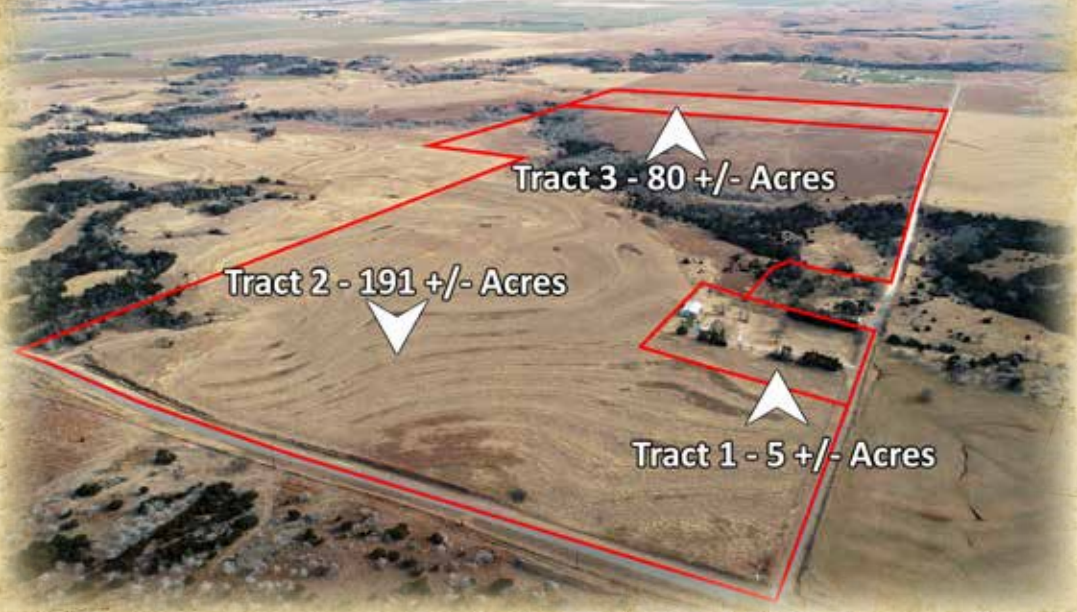
**Legals:** 5 Acre tract located in the West Half (W/2), Northwest Quarter (NW/4), Section Thirteen (Sec. 13), Township Eighteen North (T18N) Range Eighteen West (R18W), Indian Meridian, Dewey County, Oklahoma. Surface Rights Only.



**Quiet Country Living**



**Tract 3 - 80 ± Acres**



**Property Location:** From Taloga, OK - 1 mile North on Hwy 183, 6 miles West on Lenora Rd. to the community of Lenora, 1 mile West on E 670 Rd., .2 miles South on 2200 Rd. - Watch For Signs!

**Tract 2 - 191 ± Acres**



**FSA Info**

**Cropland 65.93 Acres, Wheat Base 65.9 Acres, Avg. Yield is 37 bu./a.**

**Legals:** 191 +/- Acres tract described as the West Half (W/2), Northwest Quarter (NW/4), and West Half (W/2), East Half (E/2), Northwest Quarter (NW/4), Less 2.31 Acres and 5 Acres all located in Section Thirteen (Sec. 13), Township Eighteen North (T18N) Range Eighteen West (R18W), Indian Meridian, Dewey County, Oklahoma. Surface Rights Only.

- 70 +/- Acres of Bluestem
- Balance in Native Grass
- Live Creek
- Livestock Production
- Good Interior Fences
- Country Rd. Access on two sides



- Good Perimeter Fences
- Improved Grasses
- Good Access
- Cross Fenced

**Legals:** 80 +/- Acres tract described as the South Half (S/2), Southwest Quarter (SW/4), Section Thirteen (Sec. 13), Township Eighteen North (T18N) Range Eighteen West (R18W), Indian Meridian, Dewey County, Oklahoma. Surface Rights Only.



**You will have the opportunity to bid on each tract individually and as a whole.**



**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 confirmation. Maps/pictures are for reference only. Any announcements sale day take precedence.