

Garfield County

# LAND AUCTION

Tuesday, August 23<sup>RD</sup> • 10:00 A.M.

690± ACRES • 5 PROPERTIES

Excellent Farmland  
Wildlife/Hunting  
Improved Grassland  
Live Creek

*Seller: DGE Limited Partnership & Myna B. Ward, Casidy A. (Ward) Ferneding*

AUCTION LOCATION:

Garfield County Fairgrounds, Hoover Building • 312 East Oxford Ave., Enid, Ok



2022

Roger Entz  
Auctioneer/Broker 75020

**ENTZ Auction & Realty, Inc**

[www.entzauction.com](http://www.entzauction.com) • 405.663.2200

Sales Associates: Allen Entz • Doug Eichelberger • Matt Oakes



- Excellent Farmland
- Live Creek
- Wildlife Habitat
- Blacktop Road S. Side
- 131 Acres of Port Silt Loam 0 - 1 % Slopes
- Stock Well

FSA Information

136.72 Acres of Cropland  
 130.3 Wheat Base  
 Avg. PLC Yield 40 Bu./A.,  
 4.8 Oats Base  
 Avg. PLC Yield 41 Bu./A.

Legals: Southeast Quarter (SE/4), Section Twenty (Sec. 20), Township Twenty North (T20N), Range Seven West (R07W), Indian Meridian, Garfield Co., Oklahoma. Surface rights only.



TRACT 1 • 160± ACRES

**690± ACRES • 5 PROPERTIES**  
 IN GARFIELD COUNTY



TRACT 2 • 160± ACRES



FSA Information  
 125.33 Acres of Cropland  
 125.3 Wheat Base,  
 Avg. PLC Yield 40 Bu./A.

- Improved Grasses
- Electrical Service
- Stock Well
- Fences on N. & E. Sides
- Blacktop Road on South Side

Legals: Lots 3 & 4 and the East Half (E/2) Southwest Quarter (SW/4), Section Nineteen (Sec. 19), Township Twenty North (T20N), Range Seven West (R07W), Indian Meridian, Garfield Co., Oklahoma. Surface rights only.



# TRACT 3 • 160<sup>±</sup> ACRES

- Farm/Grassland • Pond
- Grain/Livestock Production

Legals: Northeast Quarter (NE/4), Section Eleven (Sec. 11), Township Twenty North (T20N), Range Eight West (R08W), Indian Meridian, Garfield Co., Oklahoma. Surface rights only.



FSA Information  
 84.79 Acres of Cropland  
 83.6 Wheat Base,  
 Avg. PLC Yield 34 Bu./A.



# TRACT 4 80<sup>±</sup> ACRES



East Half (E/2) Northwest Quarter (NW/4), Section Thirty Three (Sec. 33), Township Twenty One North (T21N), Range Eight West (R08W), Indian Meridian, Garfield Co., Oklahoma. Surface rights only.

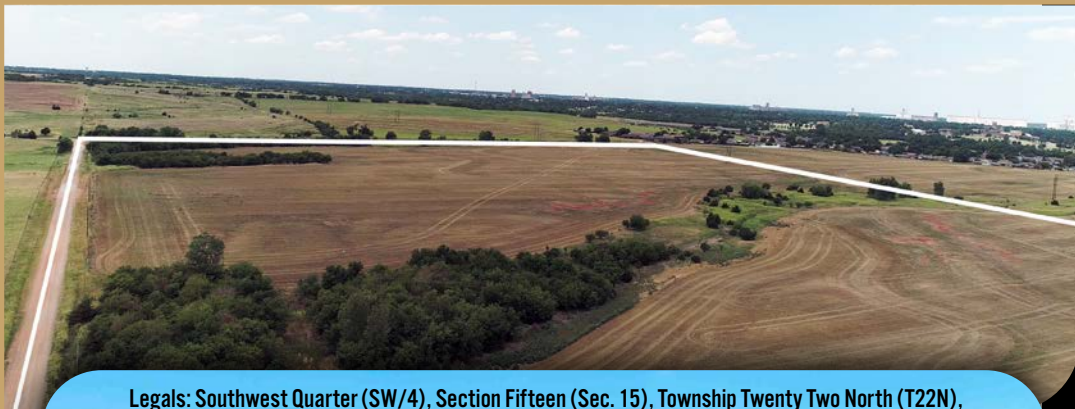
- Productive Farmland
- Pond Creek Silt Loam
- Grant Silt Loam
- Approx. 2 Acres of Light Timber & Vegetation

FSA Information  
 74.6 Acres of Cropland  
 74.3 Wheat Base,  
 Avg. PLC Yield 34 Bu./A.

**entzauction.com 405-663-2200**

## AUCTION LOCATION:

**Garfield County Fairgrounds, Hoover Building • 312 East Oxford Ave., Enid, Ok**



- In Enid City Limits
- Productive Farmland
- Light Timber
- Property Development Potential
- Great Investment Opportunity
- Easy Access

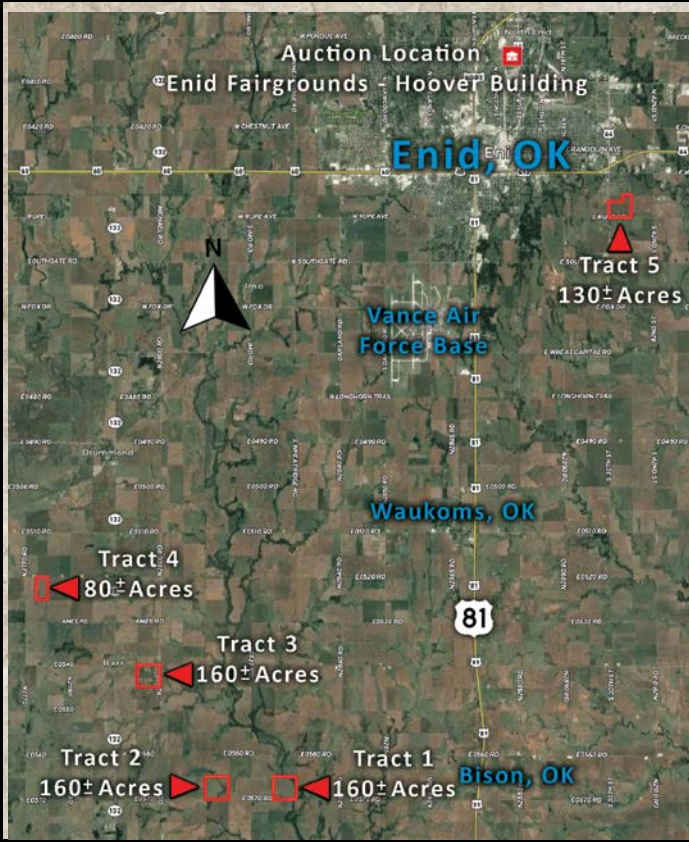
Legals: Southwest Quarter (SW/4), Section Fifteen (Sec. 15), Township Twenty Two North (T22N), Range Six West (R06W), Indian Meridian, Garfield County, Oklahoma.  
 Less and except a tract containing 30 acres more or less of land in the Northwest corner. Surface rights only.



FSA Information  
 121.43 Acres of Cropland  
 121.4 Wheat Base,  
 Avg. PLC Yield 35 Bu./A.

# TRACT 5 • 130<sup>±</sup> ACRES





**Tract 1**

# LAND AUCTION

**Tuesday, August 23<sup>rd</sup> • 10:00 A.M.**

### Directions To Properties

- **TRACT 1** - From Bison, OK/Hwy. 81, 4 miles West on Bison Rd. (E 0570 Rd.)
- **TRACT 2** - From Bison, OK/Hwy. 81, 5½ miles West on Bison Rd. (E 0570 Rd.)
- **TRACT 3** - From Hwy. 132 & W Reed Rd. (E 0540 Rd.) Intersection, ½ mile East
- **TRACT 4** - From Hwy. 132 & W Flynn Rd. (E 0520 Rd.) Intersection, 1½ mi. West
- **TRACT 5** - From Hwy. 412 & S. 30th Street, 1 mile South

**Watch For Signs!**

**Properties are available for inspection during daylight hours**

**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. View website for possession details on each tract. Selling surface only. This property sells subject to the Seller's confirmation. Maps/pictures are for reference only. Buyers are responsible for doing due diligence prior to auction. Any announcements sale day take precedence. Broker Participation available, contact auction company for details.



**Interested In Bidding Online? Call Entz Auction 405-663-2200**

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