

Land

East of Rush Springs

GRADY
COUNTY

AUCTION

Tuesday, September 30th • 10 A.M.

**579±
ACRES
5 TRACTS**

**AUCTION LOCATION
200 BLAKELY AVE. RUSH SPRINGS, OK**

Seller: Double G Farm & Ranch, LLC



2025



ENTZ Auction & Realty, Inc

Roger Entz
Auctioneer/Broker 75020

www.entzauction.com • 405.663.2200

Sales Associates: Allen Entz • Doug Eichelberger • Matt Oakes

429± ACRES



Legal Description: E/2 less 1 +/- acres on the east side, less the NE/4 of the NE/4; and the E/2 of the W/2, less 10+/- acres in the NW corner, all in Section 28 – Township 4 North – Range 7 West, I.M., Grady, County, Oklahoma. Surface Rights Only.

Tract 1 - 80± Acres of Native & Improved Grasses
 Barn & Steel Corral • 2 Runoff Pond/Tanks
 Runoff Pond • Great Location & Easy Access

Tract 2 - 159± Acres of Native & Improved Grasses
 4 Runoff Ponds • Water Well • Overhead Feed Bin

Tract 3 - 120± Acres of Native & Improved Grasses
 Runoff Pond • Access on 2 Sides

Tract 4 - 70± Acres of Native & Improved Grasses
 2 Runoff Ponds

All Tracts Have Good Exterior & Interior Fences

1 Mile From
 Downtown Rush Springs, OK



Tract 1 - Barns & Corral



1,300' of Concrete Bunk line



5 Ponds • 60'x100' Commodity Barn • 22 Grass Traps



Potential Homesites • Investment Opportunities • Development Potential



Property Subject to Prior Sale. For Questions or More Info. Please Contact
 Roger Entz 405-638-0663 or Allen Entz 405-929-9650

Legal Description: NW/4 of Section 34 – Township 4 North – Range 7 West, I.M., Grady, County, Oklahoma, less 10 +/- acres in the NW/4 of the NW/4. Surface Rights Only.



Overhead Bin
 To Sell Separately



3,453 Sq. Ft. House
 5 Bed, 2½ Bath
 Total Electric • Dual H&A Units



36'x36' Barn
 4-11' x 11' Box Stalls
 Tack Room • Wash Bay

150± ACRES

Cattle Feedlot
 Several Barns
 Covered Scales w/Alley
 Covered Hay Feeders
 Bunkhouse/Office

Land AUCTION GRADY COUNTY 579± ACRES

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Silencer Hyd. Chute w/Scales

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.



2018 Old 66 Rd. Hydro, OK 73048
405-663-2200 www.entzauction.com



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Upcoming Auctions

| | |
|------------|---|
| August 19 | 335± Acres • Farm & Grassland • House • Near Binger, OK |
| Sept. 9 | 157± Acres • Farmland • Runoff Pond • NW of Geary, OK |
| Sept. 30 | 579± Acres • Grassland • Feedlot • East of Rush Springs, OK |
| Nov. 3 & 4 | Equipment Consignment Auction • Entz Auction • Hydro, OK Advertising Deadline - Wednesday, October 1st |