

LAND AUCTION

Custer
County

Wednesday, August 19th - 10 A.M.

Personal Property Selling August 13th

Seller: Bourlier Estate

Southwest of Thomas, OK

AUCTION LOCATION: ONSITE

**160[±] ACRES
2 TRACTS**

**FARMLAND • GRASSLAND • DEER CREEK
HOUSE & BARN**



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

Tract 1 9± Acres

Auction Location: Onsite
9144 N. 2340 Rd. Thomas, OK

2,534 Sq. Ft. Brick House
4 Bed, 2 Bath 2 Basements
New Roof In 2021
Approx. 2 Ac. of Farmland
Small Grass Pasture
Right off Hwy. 33
6 Mi. West of Thomas, OK



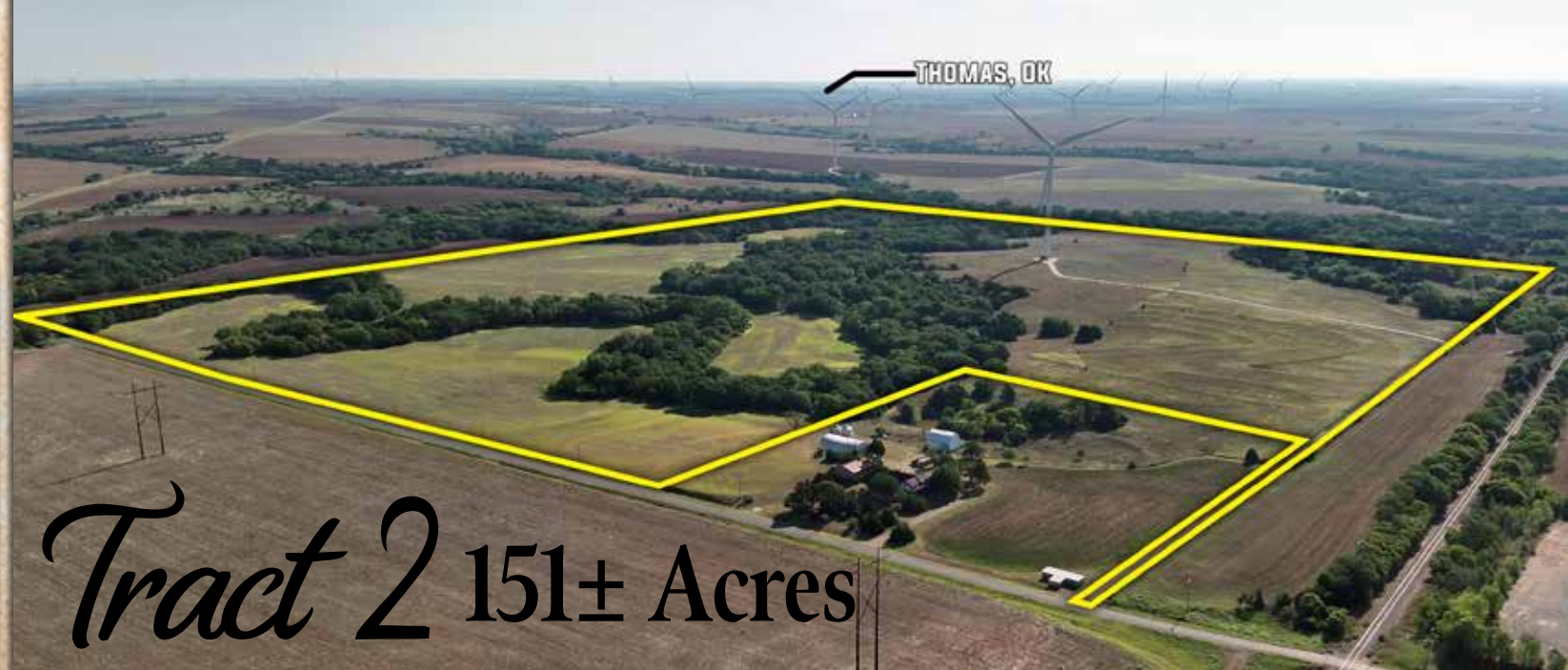
30'x60' Shop 16' Walls 12'x14' OH Doors
Electric Service • Concrete Floor



28'x36' Barn w/ 24'x36' lean to • Livestock Corral
Domestic Water Well • Stock Tank



40' x 60' Round Top Barn
2 - Grain Bins
24'x40' Hanger/Open Shed



Tract 2 151± Acres

Farmland/Grassland • Timber • Cross Fenced

Excellent Hunting



**Approx. 1,100'
of Deer Creek Access**

FSA Information
Farmland 155.74 Ac., Cropland 54.75Ac.,
53.80 Ac. Wheat Base • Avg Yield 49 Bu./Ac.

**Wind Tower Income
Conveys with Property**

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Legal Description: NW/4 Section 17-Township 14 North - Range
15 West, I.M., Custer County, Oklahoma. Surface rights only.

**Open House/Land
Inspection Dates**
Mon. August 10
5 - 7 P.M.
Fri. August 14
5 - 7 P.M.

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Driving Directions:

From Thomas, OK - 5½ miles West on Hwy. 33,
East on N2340 RD

From Custer City, OK - 3½ Miles East on Hwy. 33,
East on N2340 RD

Personal Property - Online Only Auction

Thur. August 13th - Starting @ 10 A.M.

Household Items • Antiques

Miscellaneous Shop Items

Inspection/Open House Date:

Tues. August 10th - 5 - 7 P.M.



Look at our website for Terms & Conditions & Pickup times

Tracts 1 & 2 will be offered Individually and then 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.



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



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Aug 3 & 4 Quarterly Equipment Consignment Auction - Entz Auction I-40 Facility

Aug 11 400± Acres of Ranch/Grassland - Northwest of Butler, OK

Aug 13 Bourlier Personal Property Online Only - Southwest of Thomas Ok

Aug 19 160± • 2 Tracts - Farm/Grass • House w/Barns • Deer Creek, S.W. of Thomas, OK

Nov 2 & 3 Quarterly Equipment Consignment Auction - Entz Auction I-40 Facility

Licensed Real Estate Brokers - Listings Or Auctions • Proven Results