

Land Auction

Washita
County

Thursday, April 16th • 10 A.M.

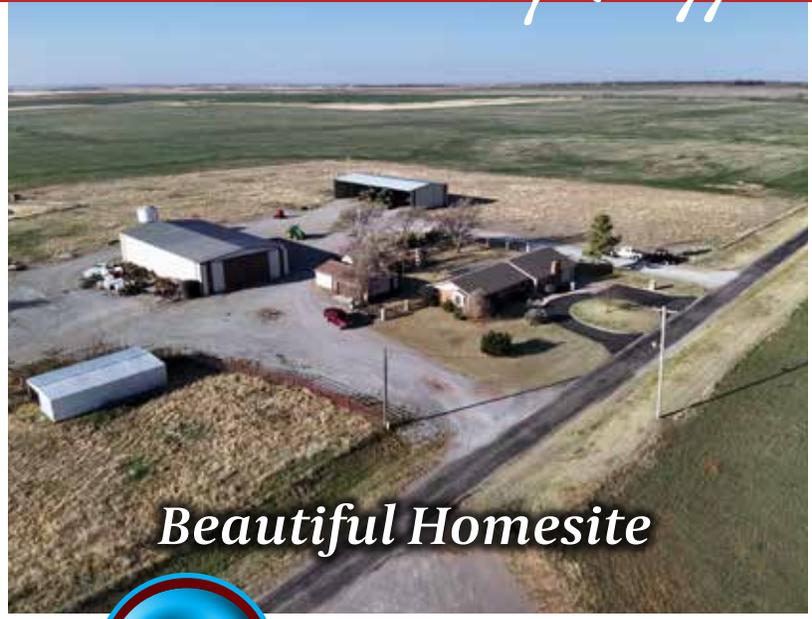
Southwest of Cordell, OK



400 ±
Acres • 4 Tracts

Sellers: Steve & Becky Kellogg

Auction Location: Onsite Tract 1



Beautiful Homesite



Excellent Improvements

2026



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 40 ±

2,082 Sq. Ft. House, 3 Bed, 2 Bath
Detached 2 Car Garage • Game room
50' X 100' Shop Half Concrete Floor
50' X 100' Equipment Shed
25' X 40' Livestock Barn



OPEN HOUSE DATE: Mon. April 6th 5-8 P.M.

16± Ac. of Cropland, 16± Ac. Grass • Running Creek

Thurs. April 16th - 10 A.M.

Tract 2 160 ±

Farmland • Grassland
50' X 60' Livestock Barn • Steel Corral
Water Well • Electrical Service
Running Creek



Recreational Pond w/Picnic Area

FSA Information:

Farmland 158.20 Ac. • Cropland 115.72 Ac.
61.90 Ac. Wheat Base • Avg. Yield 32 Bu./Ac.
18.57 Ac. Seed Cotton • Avg. Yield 1190 lbs
4.64 Ac. Unassigned Generic Base

Productive Cropland

Improved Grasses



Tract 3 160 ±



12' X 40' Livestock Barn • Corral • Native & Improved Grass

Farmland/Grassland
Hwy. 44 Frontage

Water Well • Electrical Service
Cropland & Livestock Producer

FSA Information:
Cropland 101 Ac. • 101 Ac. Base



ENTZAUCTION.COM

Tract 4 40 ±

FSA Information:
Cropland 40 Ac. • 40 Ac. Base

Farmland

Blacktop E1210 Rd. Frontage



Excellent Cropland

All Tracts will be offered Individually and then as a whole

Land Auction

April 16th • 10 A.M.



All Tracts will be offered Individually and then as a whole

Directions: From Hwy. 152 & Hwy. 44 - South of Burns Flat, OK - 2 Miles South
From Cordell, OK - 10 Miles West on Hwy. 152, 2 Miles South on Hwy. 44
From Dill City, OK - 2 Miles West on E. 1200 Rd., 1 Mile South on Hwy. 44

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 the 2026 Wheat Harvest, 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

March 24	630± Farm/Grassland - House, Barns, Pond, Creek - South of Hydro, OK
March 26	1280± • 8 Tracts - Farm/Grassland - Near Oakwood, OK
April 9	153± Farm/Grassland • Live Creek - West of Weatherford, OK
April 14	320± • 2 Tracts - Farm/Grassland • Spring - East of Leedey, OK
April 16	400± Ac. Farm/Grassland • 2,082 Sq Ft. House - Southwest of Dill City, OK
May 4 & 5	Quarterly Equipment Consignment Auction - Entz Auction I-40 Facility

Licensed Real Estate Brokers - Listings Or Auctions • Proven Results