

# Land Auction

Custer Co.



**Tuesday, August 12<sup>th</sup> • 10:00 A.M.**

*Seller: Donald & Roe Ann Rayner Estate*      7 Miles N. of Arapaho, OK



## 240± Acres

3 Tracts

Farmland • Grassland  
2 Ponds

Auction Location: Onsite

2025



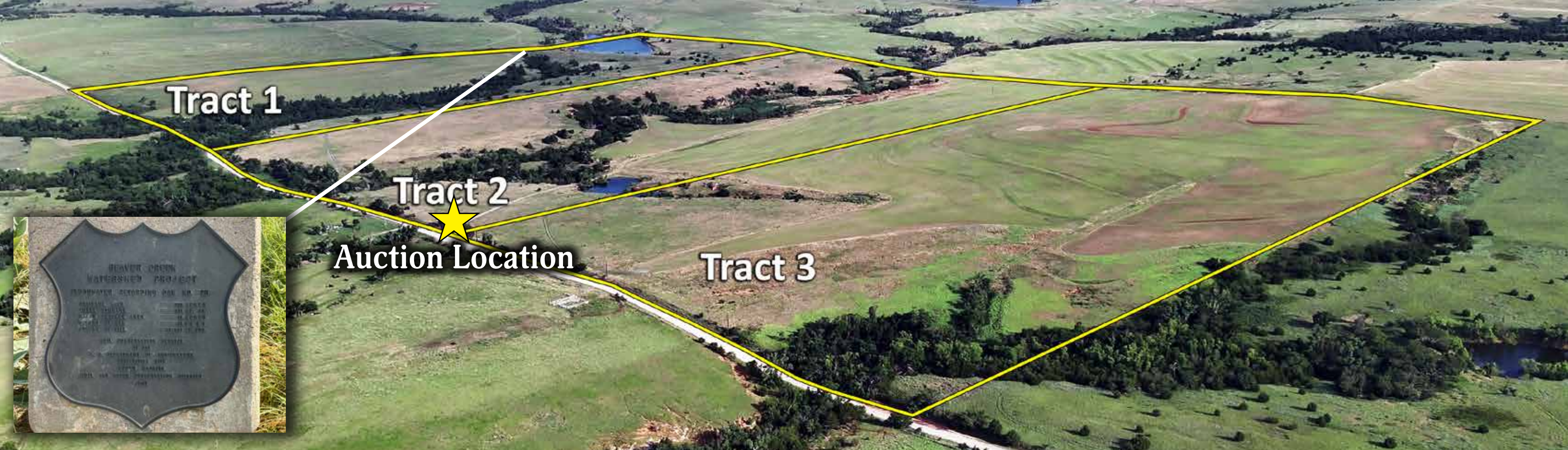
## ENTZ Auction & Realty, Inc

Roger Entz  
Auctioneer/Broker 75020

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

Sales Associates: Allen Entz • Doug Eichelberger • Matt Oaks





**Tract 1**

**Tract 2**

**Auction Location**

**Tract 3**

**Productive Cropland • Livestock Producer**

**Timber • Running Creek • Wildlife Habitat**

**Beaver Creek  
Watershed Project**  
Drainage Area 755 Ac.  
Total Storage 331 Ac. Ft.  
Water Surface Area 12 Ac.  
Height of Dam 45'  
Volume of Fill 67,860 Cu. Yds.

**Native & Improved Grasses**



**Tract 3**

**FSA Information**

237.62 Ac. Farmland • 115.12 Ac. Cropland  
112.27 Ac. Wheat Base • Avg. Yield 36 Bu./Ac.

Legal Description: Southwest Quarter (SW/4) & West Half of the Southeast Quarter  
(W/2 SE/4), Section Fourteen (Sec. 14), Township Fourteen North (T14N), Range  
Seventeen West (R17W), I.M., Custer County, Oklahoma. Surface rights only.



**Tract 2**

**Potential Homesites  
Great Access • Interior Power**

Each Tract will be auctioned individually &  
then combined as a 240± Acre Tract



**Tract 1**

**Excellent Hunting**



**Tract 3**



**Tract 3**



# Land Auction

## 240± Acres • 3 Tracts

Tuesday  
August 12<sup>th</sup>  
10A.M.



From Hwy. 183 & Hwy 33, 1 Mile North,  
½ Mile West on E920 Rd.



**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](http://www.entzauction.com)



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More Info.



### Upcoming Auctions

July 15	Nice Line of Farm Equipment • South of Eakly, OK
July 17	157± Acres • Farm & Grassland • Northeast of Geary, OK
Aug. 4 & 5	Equipment Consignment Auction • Entz Auction • Hydro, OK
August 8	400± Acres • Farm & Grassland • Pond • SW of Geary, OK
August 12	240± Acres • Farm & Grassland • Pond • West of Custer City
August 19	335± Acres • Farm & Grassland • House • Near Binger, OK

>> Online Bidding Available @ [entzauction.com](http://entzauction.com) <<