

Roger Mills & Custer Co.

Land Auction

320[±] Acres • Farm/Grassland • 3 Tracts

Tuesday, April 26th

Tracts 1 & 2

10:00 A.M. Auction Location: Onsite - Tract 1

Tract 3

2:00 P.M. Auction Location: Onsite

Sellers: Samuel A. Wilks & Donna Metcalf



ENTZ Auction & Realty, Inc

Roger Entz
Auctioneer/Broker 75020

www.entzauction.com • 405.663.2200

Tract 1 - 80± Acres

Legal Description: East Half (E/2), Southeast Quarter (SE/4) Section Thirty (Sec. 30), Township Twelve North (T12N), Range Fifteen West (R15W), Indian Meridian, Custer County, Oklahoma. Surface rights only.



- Productive Cropland
- Stock Well
- Electrical Service
- Good Conservation Practices

FSA Information
Cropland 73.45 Acres
Wheat Base 54.6 Acres
Avg. Yield is 31 bu./a.



Tract 2 - 80± Acres

Legal Description: West Half (W/2), Southwest Quarter (SW/4) Section Twenty Nine (Sec. 29), Township Twelve North (T12N), Range Fifteen West (R15W), Indian Meridian, Custer County, Oklahoma. Surface rights only.



- Native & Improved Grasses
- 30' X 50' Livestock Shed
- Corral
- Livestock Production
- Electrical Service
- Stock Well & Tank
- Perimeter & Interior Fences

FSA Information
Cropland 31 Acres
Wheat Base 23.09 Acres
Avg. Yield is 31 bu./a.



Real Estate Terms & Conditions: 10% of the purchase price of the real estate will be deposited in escrow the day of sale with the ba the abstract and closing will be within 5 days of acceptance of title. Possession following 2022 wheat harvest or graze out. Selling surface o

Tract 3 - 160[±] Acres

Legal Description: Southwest Quarter (SW/4) Section Seventeen (Sec. 17), Township Twelve North (T12N), Range Twenty One West (R21W), Indian Meridian, Roger Mills County, Oklahoma. Surface rights only.



FSA Information

Cropland 30.54 Acres
Wheat Base 25.32 Acres
Avg. Yield is 31 bu./a.



- **Native & Improved Grasses**
 - **Electrical Service**
 - **Good Perimeter Fences**
 - **Stock Water Well & Tank**
 - **Excellent Hunting**
- 6 Miles North of Elk City

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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 only. This property sells subject to the Seller's confirmation. Maps/pictures are for reference only. Any announcements sale day take precedence.

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Tract 1 & 2 Driving Directions

From
Weatherford, OK
3 miles South on
Hwy. 54
5 miles West on
1060 Rd.

Tract 3 Driving Directions

From Elk City, OK
4 miles North on Hwy. 34,
5 miles West on 1060 Rd.
2 miles North on 1980 Rd.



Online Bidding Available At entzauction.com



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



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Upcoming Auctions

March 26	Murphy Estate Farm Equipment - Hinton, OK
April 12	276 Acres - House/Barn - 3 Tracts - West of Taloga
April 14	320 Acres - Southwest of Clinton, OK
April 19	Mineral Consignment Auction - Online Only
April 26	320 Acres - Farm/Grassland - 3 Tracts SW of Weatherford, OK - N of Elk City, OK
May 2 & 3	Quarterly Equipment Consignment Entz Auction Facility - Hydro, OK

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