

LAND AUCTION

West of Thomas, OK

Custer County

THURSDAY, NOV. 12TH • 10 A.M.

320

ACRES • 2 TRACTS

TRACT 1

Excellent Grassland

Seller: Bell Land & Cattle, LLC

Auction Location: Onsite - Tract 1



TRACT 2



TRACT 1



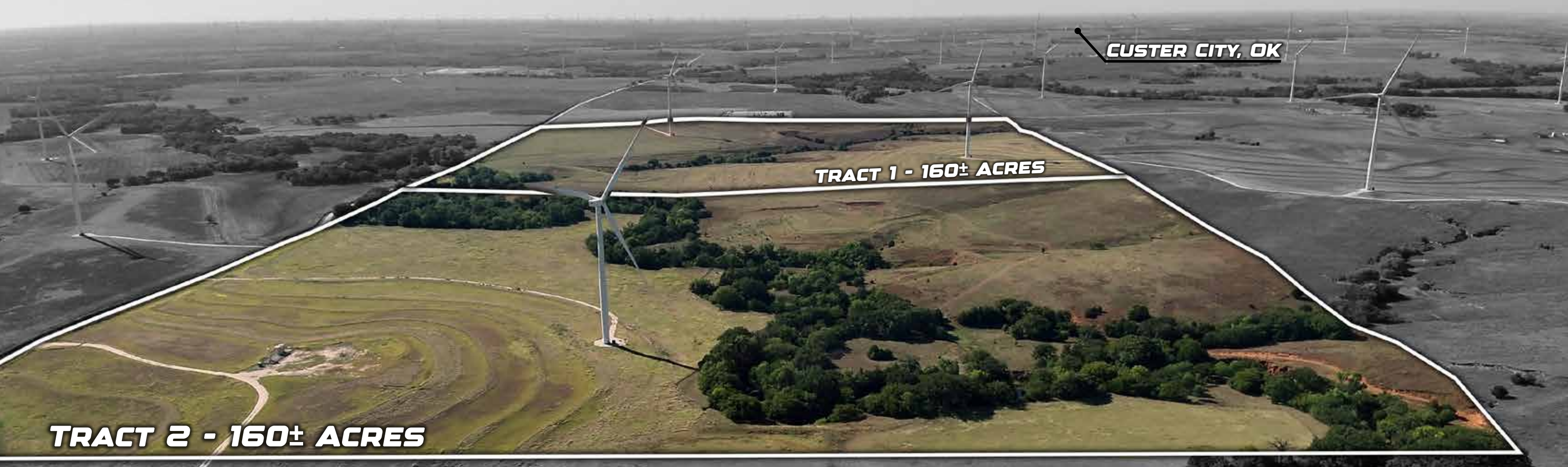
ENTZ Auction & Realty, Inc

www.entzauction.com • 405.663.2200

Roger Entz
Auctioneer/Broker 75020

Sales Associates: Allen Entz • Doug Eichelberger • Matt Oakes • Jackie Entz

Marketing: Edith Entz • Michael Miller • Kaycie Jo Swaim • Jillian Tanner



CUSTER CITY, OK

TRACT 1 - 160± ACRES

TRACT 2 - 160± ACRES

TRACT 1 **160± AC.**



- Over 1,300' of Deer Creek Access
- Runoff Pond • Livestock Production
- Perimeter and Cross Fencing
- Good Gravel Roads On The South & East Sides
- Excellent Hunting & Wildlife Habitat

Questions? Contact Allen Entz at 405-929-9650 - Allen@entzauction.com

FSA Information: Cropland 71.83 Ac.
61.70 Ac. Wheat Base • Avg Yield 33 Bu./Ac.

TRACT 2 **160± AC.**

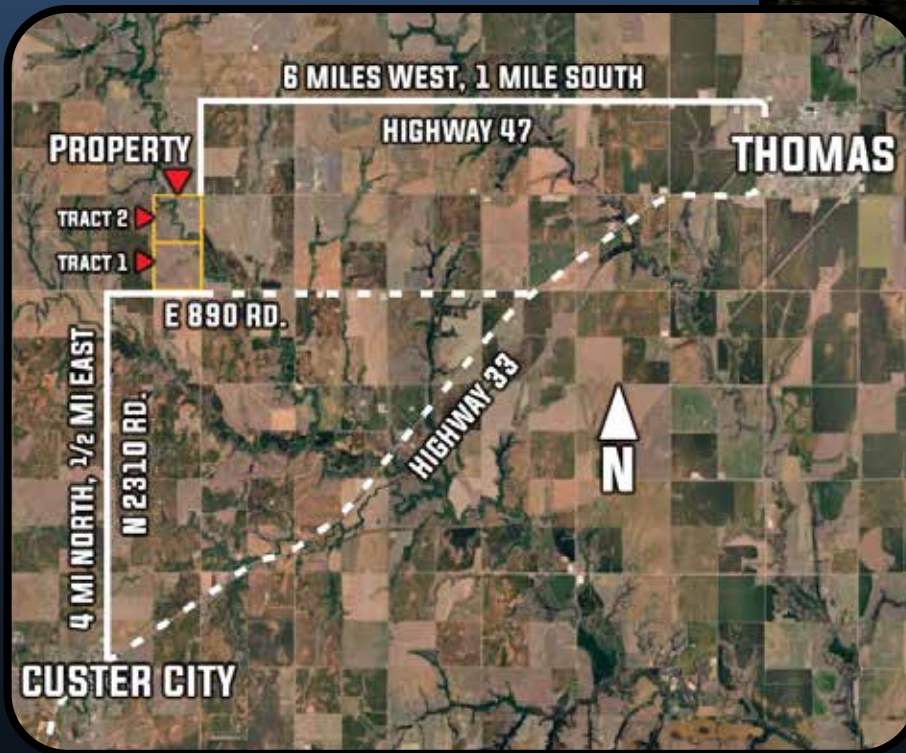
EXCELLENT GRASSLAND



- Over 7,300' of Deer Creek Access
- Livestock Production
- Perimeter and Cross Fencing
- Good Gravel Road On The East Side
- Excellent Hunting & Wildlife Habitat

FSA Information: Cropland Approx. 60.2 Ac.,
Approx. 56.5 Ac. Wheat Base • Avg Yield 33 Bu./Ac.





Driving Directions:

From Thomas, OK - 6 Miles west on Hwy 47,
1 Mile South on N 2320 Rd.

From Custer City, OK - 4 Miles North on N 2310 Rd.
1/2 Mile East on E 890 Rd.

Auction Location: Onsite Tract 1

Online Bidding At Entzauction.com

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 follow 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
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Upcoming Auctions

Oct. 20	Mineral Consignment Auction
Oct. 21	2 Tracts - 80± Ac. of grass - 65± Ac. cattle working facility, Equipment
Oct. 27	Hydro FFA Labor Auction
Nov. 2 & 3	Equipment Consignment Auction • Entz Auction • Hydro, OK
Nov. 12	320 Acres of Grassland • Deer Creek • Pond • Near Thomas, OK
Nov. 17	Jr. Tillman Retirement Equipment Auction • Online Only
Nov. 19	Mobile Home on 14± Acres of Grassland • Creek
Nov. 19	Weatherford FFA Labor Auction

Licensed Real Estate Brokers - Listings Or Auctions • Proven Results