

# LAND AUCTION

Northwest  
of Butler, OK

Custer  
County

Grassland • Ponds

**400±**  
acres

**TUESDAY, AUGUST 11<sup>TH</sup> • 10 A.M.**



*Seller: Jared & Kristin Cudd  
Auction Location: Onsite*



Roger Entz  
Auctioneer/Broker 75020

**ENTZ Auction & Realty, Inc**

[www.entzauction.com](http://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

**400±  
acres**

**Well Fenced • Contiguous • Good Grasses  
Multiple Water Sources • Great Access • Wildlife Habitat**



**SOLAR WELL W/STOCK TANK**

**SPRING-FED POND**



**ENTZAUCTION.COM**



**FSA Information:  
Farmland 392.56 Ac.  
Cropland 19.51 Ac.**



**This is a highly productive cattle ranch that is ready to go to work from day one. With quality native grasses, dependable water sources, and an ideal layout for rotational grazing, it offers everything needed to support a successful cattle operation. The grass is in exceptional condition and has not been grazed since winter. Maintained oil field service roads provide outstanding access throughout the property. Don't miss this opportunity to own an exceptional piece of ranch country. Join Entz Auction & Realty August 11th @ 10 A.M.**



**Driving Directions:**

From Butler, OK - ½ Mile West on Hwy. 33,  
 7 Miles North on N 2130 Rd, 2½ Miles West on E 880 Rd.  
 From Hammon, OK - 7 Miles North on Hwy. 34,  
 6 Miles East on E 880 Rd.

**Auction Location: Onsite Northside of Property**

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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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**