

Land Auction

Custer
County

TUESDAY, APRIL 28TH • 10 A.M.

320

Southeast of Weatherford, OK

ACRES • 2 TRACTS

Sellers: Rodney and Linda Amen Revocable Trust

Excellent Cropland

Auction Location: Entz Auction Facility



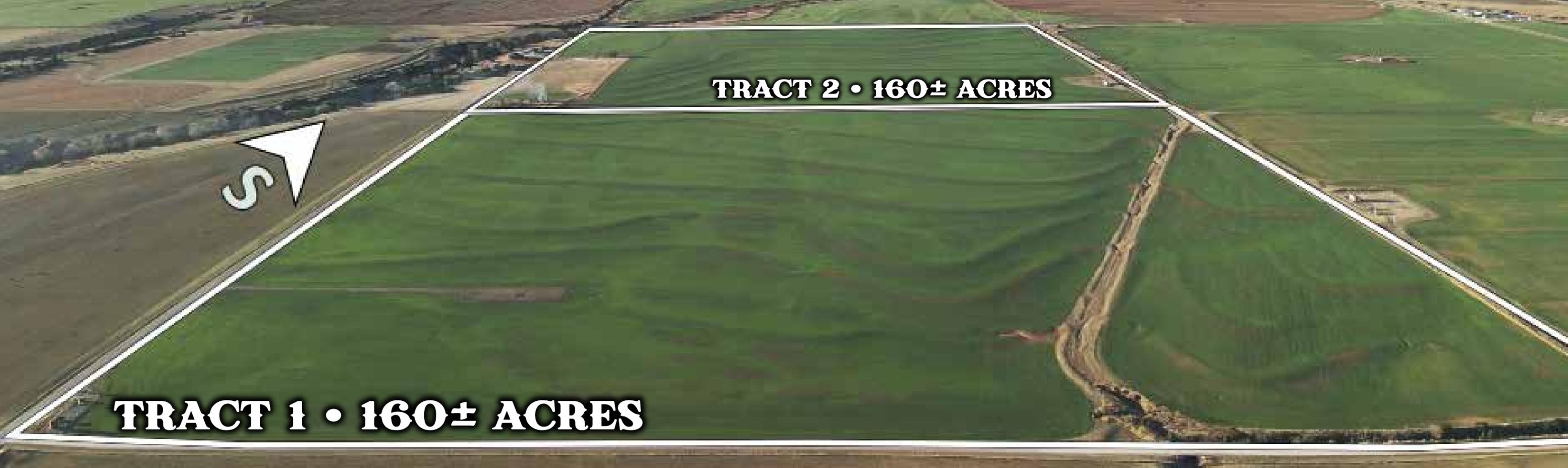
Roger Entz
Auctioneer/Broker 75020

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 2 • 160± ACRES

TRACT 1 • 160± ACRES

TRACT 1

**WATER WELL
OIL SITE IN N.E. CORNER**



WEATHERFORD, OK

EXCELLENT CROPLAND

TRACT 2

**1,200 SQ. FT. HOUSE
SOME REMODEL HAS BEEN DONE
NEEDS TO BE FINISHED**



GOOD CONSERVATION PRACTICES

**DOMESTIC WATER WELL • STOCK TANK
10± ACRES OF PASTURE W/FENCED ALLEY**

*FSA Information For Both Tracts Combined
Farmland 304.96 Ac., Cropland 290.98 Ac., 288.70 Ac. Wheat Base • Avg Yield 45 Bu./Ac.*



Driving Directions:
***From Weatherford, OK - Route 66 & Payne Lake Rd.
 2 Miles South, 1/2 Mile East on E 1040 Rd***
***From Hydro, OK - 2 1/2 Miles West on
 South Service Rd, 2 Miles South***

Auction Location:
Entz Auction Facility • 2018 old 66 Rd, Hydro, OK

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 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



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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
April 28	320± Ac. Excellent Farmland • Grass Pasture • Southeast of Weatherford, OK
May 4 & 5	Quarterly Equipment Consignment Auction - Entz Auction I-40 Facility

Licensed Real Estate Brokers - Listings Or Auctions • Proven Results