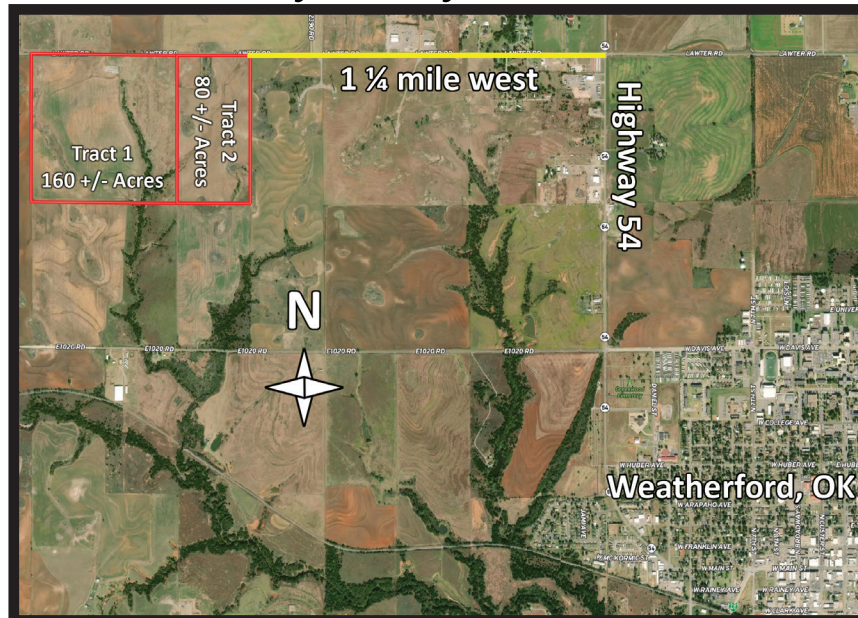


Land Auction

Tuesday, May 11th ~ 10 A.M.



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, cash not accepted. Escrow and settlement funds will be personal check, company check or cashier's check. 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. Selling surface only. This property sells subject to the Seller's confirmation. Possession following 2021 wheat harvest or graze out. Maps/pictures are for reference only. Any announcements sale day take precedence.



Interested In Bidding Online? Call Entz Auction 405-663-2200

2018 Old 66 Rd. Hydro, OK 73048
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Upcoming Auctions

April 28	Farm Equipment - ONLINE ONLY AUCTION Lindsay, OK
May 5	Equipment Consignment Auction - Entz Auction Facility Hydro, OK
May 11	240 +/- Farmland & Grassland - Weatherford, OK Seller: Marilyn Waters

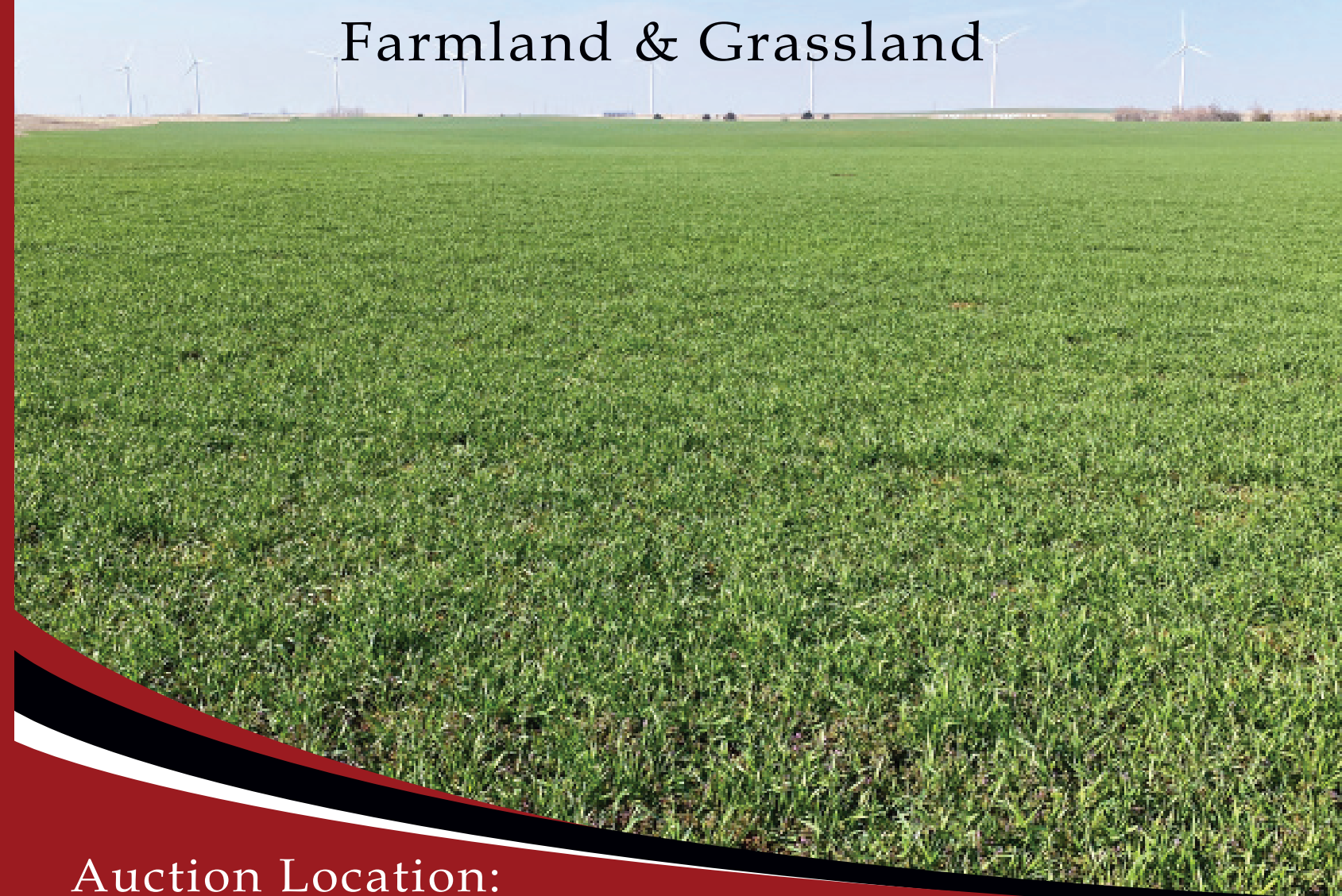
Converting Assets to Cash™

Custer County

Land Auction

Tuesday, May 11th ~ 10 A.M.

240± Acres - Two Tracts
Farmland & Grassland



Auction Location:

Onsite - Tract 1

Seller: Marilyn Waters

2021



Roger Entz
Auctioneer/Broker 75020

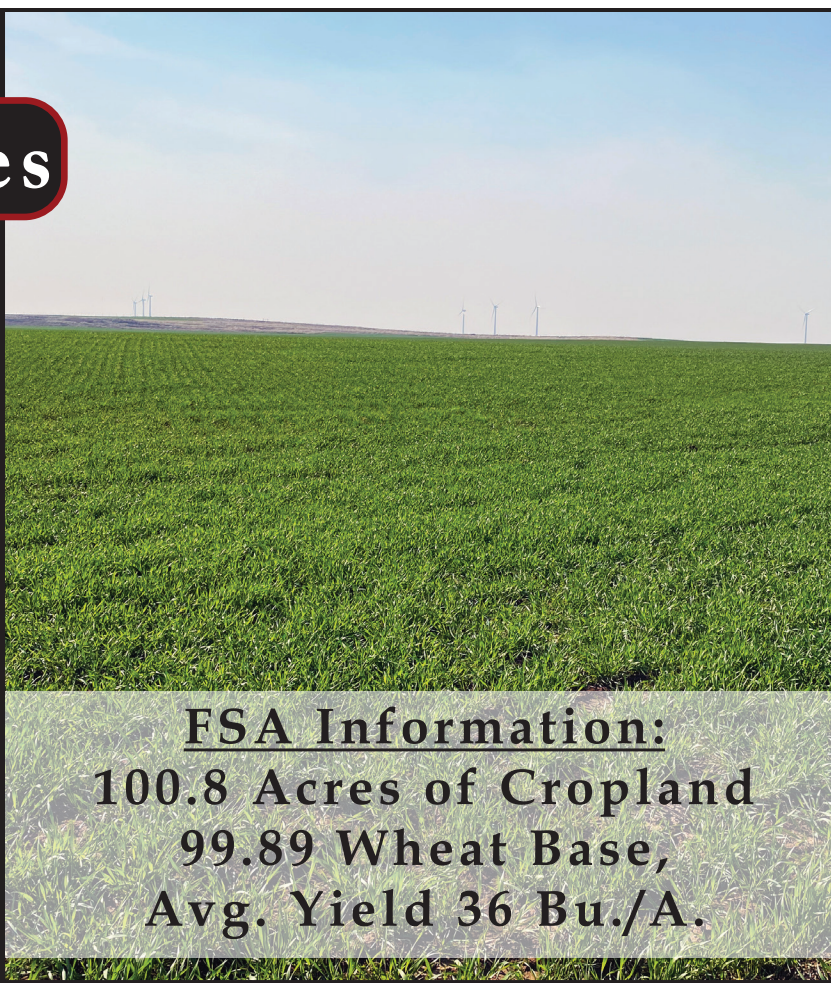
ENTZ Auction & Realty, Inc

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• 405.663.2200

Tract 1-160± Acres

Legal Description: Northeast Quarter (NE/4) of Section 2 (Sec. 2), Township 12 North (T12N), Range 15 West (R15W), Indian Meridian, Custer County, OK. Surface Rights Only



FSA Information:
100.8 Acres of Cropland
99.89 Wheat Base,
Avg. Yield 36 Bu./A.

Driving Directions to Property:

From Weatherford, OK - North on Hwy 54 to Lawter Rd. Intersection,
1 ¼ mile west. Watch For Signs!

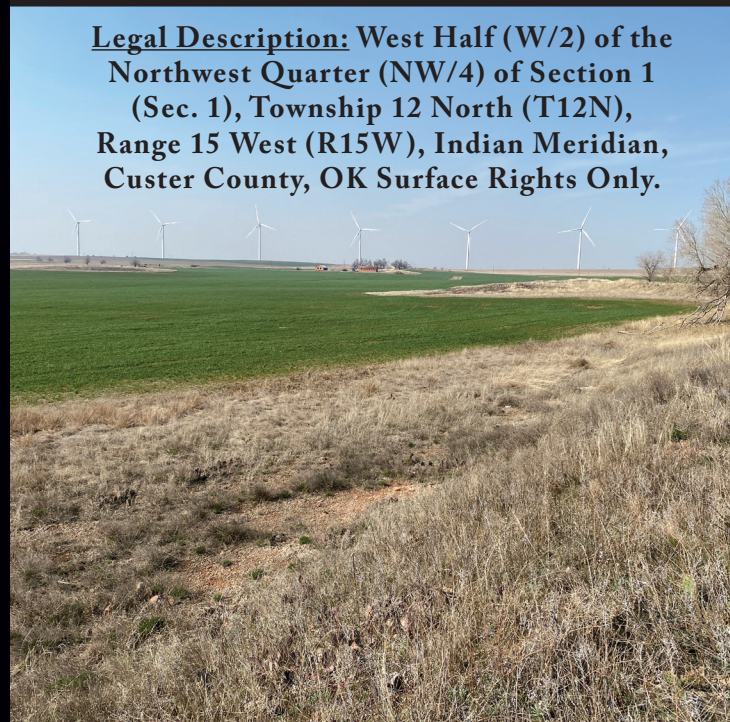


- Improved Grasses • Spring Fed Creek
- Excellent Fences • Cross Fenced • Potential Home Sites

entzauction.com 405-663-2200

Tract 2-80± Acres

Legal Description: West Half (W/2) of the Northwest Quarter (NW/4) of Section 1 (Sec. 1), Township 12 North (T12N), Range 15 West (R15W), Indian Meridian, Custer County, OK Surface Rights Only.



FSA Information:
68.02 Acres of Cropland
66.91 Wheat Base,
Avg. Yield 36 Bu./A.



Near Weatherford, OK

- Excellent Fences • Great Access • Potential Home Sites

You will have the opportunity to bid on each tract individually and as a whole.