

WASHITA COUNTY LAND

AUCTION

THURSDAY, APRIL 14TH - 10:00 A.M.

Seller: Herb Belter Trust

320[±] ACRES - GRASSLAND - 2 TRACTS

Auction Location: Onsite - Tract 1

From Clinton, OK - 8 miles south on Hwy. 183,
6½ miles west on E1120 Rd.

From Bessie, OK - 5½ miles west on E1120 Rd.



Roger Entz

Auctioneer/Broker 75020

ENTZ Auction & Realty, Inc

WWW.ENTZAUCTION.COM • 405.663.2200

Sales Associates: Allen Entz • Doug Eichelberger • Matt Oaks

Tract 1

160+/-
Acres

Auctioneer's Statement

These tracts in western Oklahoma with cliffs overlooking a live stream, rolling grassland and abundant wildlife present a great opportunity. Whether you are a livestock producer adding to your existing operation, a wildlife enthusiast or an investor, mark your calendar for Thursday, April 14th at 10 A.M.

The auction will be held on Tract 1. See you there!

LEGAL DESCRIPTION: Tract 1- 160 Acres described as the Northwest Quarter (NW/4), Section Thirty Four (Sec. 34), Township Eleven North (T11N), Range Eighteen West (R18W), Indian Meridian, Washita County, Oklahoma. Surface rights only.



- **Native & Improved Grasses**
 - **Live Creek**
 - **Good Fences**
 - **Easy Access**
 - **Excellent Hunting**
- **Boggy Creek - Floodwater Retarding Dam**

FSA Information

**46.84 Acres of
Cropland**



THURSDAY, APRIL 14TH - 10 A.M.

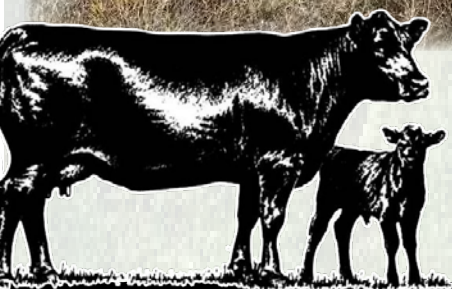
**160+/-
Acres**

Tract 2

LEGAL DESCRIPTION: Tract 2- 160 Acres described as the Southeast Quarter (SE/4), Section Thirty Four (Sec. 34), Township Eleven North (T11N), Range Eighteen West (R18W), Indian Meridian, Washita County, Oklahoma. Surface rights only.



- ***Native & Improved Grasses***
- ***Good Fences***
- ***Livestock Producer***
- ***Excellent Wildlife Habitat***



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

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LAND AUCTION

320[±] Acres - 2 Tracts

- ***Beef Production***
- ***Excellent Hunting***
- ***Great Investment***
- ***Recreational Uses***

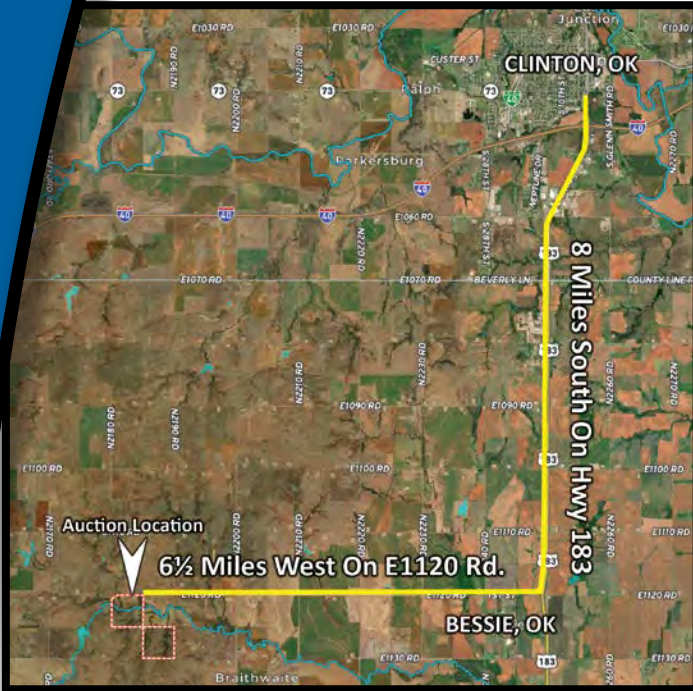
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**Online bidding available at
entzauction.com**



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 be within 5 days of 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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**SCAN WITH YOUR CAMERA
FOR MORE INFO**

March 24	320 Acres Farm/Grassland - North of Geary
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
May 2 & 3	Quarterly Equipment Consignment Entz Auction Facility - Hydro, OK

Upcoming Auctions

YOUR LAND & EQUIPMENT AUCTIONEERS