

Land Auction

Washita
County

560[±]
Acres
3 Tracts

Seller: Amber Plains LLC, Karol Lavon Dillard, General Manager

Thursday, March 28th • 10 A.M.

Auction Location:

Bailey Music Hall
Old CBA Campus
208 North Reimer St.
Corn, OK

- **Farmland**
- **Grassland**
- **Running Creek**
- **Great Location**



ENTZ Auction & Realty, Inc

Roger Entz
Auctioneer/Broker 75020

www.entzauction.com • 405.663.2200

Sales Associates: Allen Entz • Doug Eichelberger • Matt Oaks

Tract 1 - 80[±] Acres

Legal Description: Tract 1 - 76.82 Acres described as: Lots 1 & 2 or West Half (W/2), Northwest Quarter (NW/4), Section Thirty (Sec. 30), Township Ten North (T10N), Range Fourteen West (R14W), I.M., Washita County, Oklahoma. Surface rights only.

Property Location: From Corn, OK - 4 Miles South on N2360 Rd, 3 Miles East on E1170 Rd.



2,645' Hwy. 54 Frontage

- ½ Mile of Hwy. 54 Frontage
- Easy Access
- Rural Water Tap
- Productive Farmland

FSA Information
Cropland 61.31 Acres
Wheat Base 61.31 Acres
Avg. PLC Yield is 31 bu./a.

Tract 2 - 160[±] Acres

Legal Description: Tract 2 - 160 Acres described as: The Northwest Quarter (NW/4), Section Eleven (Sec. 11), Township Nine North (T09N), Range Fifteen West (R15W), I.M., Washita County, Oklahoma. Surface rights only.

Property Location: From Corn, OK - 6 Miles South on N2360 Rd, 1 Mile East on Hwy. 152, 1 Mile South on N2370 Rd.



- Gravel Road on West Side
- Easy Access
- Barbed Wire Fence on South & East Sides
- Productive Farmland
- Grain & Livestock Producer

FSA Information
Cropland 151.44 Acres
Wheat Base 150.70 Acres
Avg. PLC Yield is 31 bu./a.



Tract 3 - 320[±] Acres

Legal Description: Tract 3 - 320 Acres described as: The Southeast Quarter (SE/4) & Northeast Quarter (NE/4), Section 35 (Sec. 35), Township Ten North (T10N), Range Fifteen West (R15W), I.M. Washita County, Oklahoma. Surface rights only.

- ½ Mile of Hwy. 152 Frontage
- Easy Access
- Running Creek/Light Timber
- Grain & Livestock Producer

- Great Wildlife Habitat
- Native Grasses
- Cross Fenced

- 40' X 60' Metal Barn
- 35' X 35' Barn
- Electrical Service
- Domestic Well



2,613' of Hwy. 152 Frontage

Cross Fenced

FSA Information
Cropland 210.81 Acres
Wheat Base 204.95 Acres
Avg. PLC Yield is 31 bu./a.

Property Location:

From Corn, OK - 5 Miles South on N2360 Rd, 1½ Miles East on E1180 Rd.

Thursday, March 28th • 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. 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 following harvest, but not later than June 30th. Selling surface only. This property sells subject to the Seller's confirmation. Maps/pictures are for reference only. Buyers are responsible for doing due diligence prior to auction. Any announcements sale day take precedence. These Tracts will be sold individually and not in combination.

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Tract 3
40' X 60' Metal Barn w/ Concrete Floor

Online Bidding Available at entzauction.com



2018 Old 66 Rd. Hydro, OK 73048
405-663-2200 www.entzauction.com



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Auctioneer's Statement:

It's our pleasure to bring to you an opportunity to purchase 3 tracts of Washita County land. These properties include productive farmland, grassland with running creek and tracts 1 & 2 with highway frontage. Make plans to be with us in Corn, Okla. on Thursday, March 28th at 10 A.M.