

Land Auction

Custer
County

Tuesday, March 25th • 10 A.M.

Auction Location:

Thomas Community Center
504 North Oklahoma,
Thomas, OK

319±
acres

Excellent Cropland • Selling in 2 Tracts

Sellers: Heirs of Amos C. Yoder Estate



ENTZ Auction & Realty, Inc

Roger Entz

Auctioneer/Broker 75020

www.entzauction.com • 405.663.2200

Sales Associates: Allen Entz • Doug Eichelberger • Matt Oakes

Tract 1 160± Ac.



Legal: Northeast Quarter (NE/4), Section Five (Sec. 5), Township Fourteen North (T14N), Range Fourteen West (R14W), Indian Meridian, Custer County, Oklahoma. Surface rights only.

Property Location:

From Thomas, OK - 1 Mile East, 1 Mile South, ½ Mile East

7 Tower Zimmatic Center Pivot, JD Diesel Power Unit 14 Joints of 20'x6" Casing Out of The Hole *Irrigation System Has Not Been Ran in Several Years Due to Bad Pump

- Well Maintained Terraces
- Potential Homesite with Stock Well
- Blacktop on East & North Sides
- 320 Ac./Ft. of Temp. Water Rights
- Excellent Livestock or Crop Producer

FSA Information:
 Farmland 153.13 Ac. • Cropland 149.56 Ac.
 83.01 Ac. Wheat Base • Avg. Yield 34 Bu./Ac.
 15.64 Ac. Oats Base • Avg. Yield 44 Bu./Ac.
 1.50 Ac. Corn Base • Avg. Yield 66 Bu./Ac.
 48.55 Ac. Grain Sorghum Base • Avg. Yield 38 Bu./Ac.

- 25'x60'x14' Wood Frame Barn with 14' Lean-To & Sliding Doors
- Corral, Loadout with 70' of Concrete Bunk



Tract 2 159± Ac.



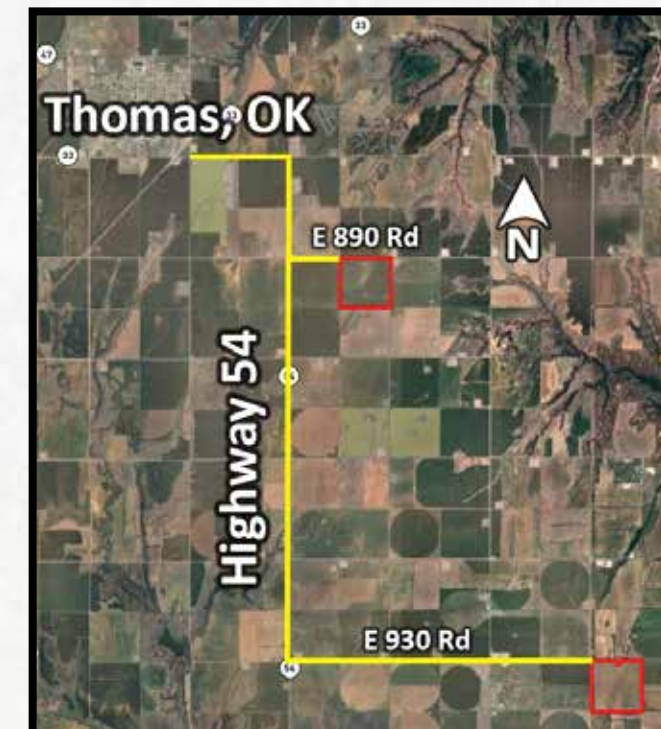
Legal: Northwest Quarter (NW/4), Section Twenty Six (Sec. 26), Township Fourteen North (T14N), Range Fourteen West (R14W), Indian Meridian, Custer County, Oklahoma. Surface rights only. LESS AND EXCEPT a tract containing one (1) acre, more or less, described as beginning at the Northwest corner of the E/2 NW/4 of said Section 26, thence East 208 feet; thence South 208 feet; thence West 208 feet; thence North 208 feet to the point of beginning.

Property Location:

From Thomas, OK - 1 Mile East, 5 Miles South, 3 Miles East

FSA Information:
 Farmland 157.92 Ac. • Cropland 149.28 Ac.
 85.98 Ac. Wheat Base • Avg. Yield 34 Bu./Ac.
 13.30 Ac. Oats Base • Avg. Yield 44 Bu./Ac.
 .80 Ac. Corn Base • Avg. Yield 66 Bu./Ac.
 46.23 Ac. Grain Sorghum Base • Avg. Yield 38 Bu./Ac.

- Blacktop on North Side, Gravel on West Side
- Some Permanent Perimeter Fencing
- Currently Cross Fenced
- Productive Farmland
- Great Livestock or Crop Producer





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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 or June 30, whichever is later. Selling surface only. This property sells subject to the Seller's confirmation. Maps/pictures are for reference only. Boundary lines are approximate. Any announcements sale day take precedence.



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



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Feb. 25	Custer County Premium Auction
March 3	Pearcy Angus Cattle Auction
March 4	236± Acres Grassland • North of Thomas, OK
March 25	319± Acres Farmland • Center Pivot SE of Thomas, OK
April 4	2 Small Houses Near Foss Lake • AirBnB Potential
May 5 & 6	Equipment Consignment Auction • Hydro, OK

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Online Bidding Available at entzauction.com