

Custer County

LAND AUCTION

160 ± Acres



Irrigated Bottomland

TUESDAY, DEC. 1ST ~ 10 A.M.

Seller: Johnnie Dixon

Auction Location:

From Clinton, OK - 3 ½ Miles West on Hwy 73, 1/2 Mile South on N 2200 Rd.



Roger Entz
Auctioneer/Broker 75020

ENTZ Auction & Realty, Inc

www.entzauction.com • 405.663.2200

TUESDAY, DECEMBER 1ST ~ 10 A.M.

160± ACRES OF IRRIGATED FARMLAND

Legal Description: The Southeast Quarter (SE/4), Section Twenty Three (Sec. 23), Township Twelve North (T12N), Range Eighteen West (R18W), Indian Meridian, Custer County, Oklahoma. Surface rights only.

Property Directions: From Clinton, OK - 3 ½ Miles West on Hwy 73,
1/2 Mile South on N 2200 Rd.



***A Great Opportunity To Own Very Productive
Washita River Bottomland***

- * Valley 7 Tower Center Pivot (223.3 HRS)
- * Drops & IWOB Sprinklers
- * Poly Lined
- * Tipped At 800 GPM
- * Pressure Regulators
- * 75 HP 3 PH Horizontal Elect. Motor
- * 6" Turbine Pump



320 ACRE FEET PER YEAR - REGULAR WATER RIGHTS

Auction Location: Onsite - Watch For Signs

FSA INFO:

138.66 +/- Acres of Cropland

10.3 Acres of Wheat Base, PLC Yield 31 Bu./A.

2.0 Acres of Oats Base, PLC Yield 41 Bu./A.



Soil Types

*Woodward Silt Loam, 5-8% Slopes

*Carey & Woodward Soils, 3-5% Slopes

*Quinlan & Woodward Soils, 3-8% Slopes

*Clairemont Silt Loam, 0-1% Slopes

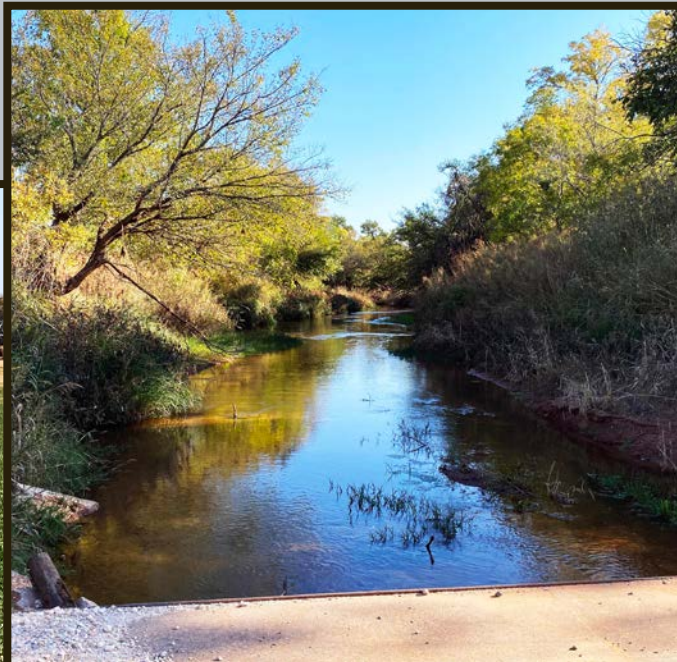
*Quinlan-Woodward Complex, 5-12% Slopes

*2,280 Feet of Washita River

**Currently in alfalfa and has been
over seeded to wheat.(October 15th)**

Washita River with Steel & Concrete Low Water Crossing

*Livestock & Grain
Producer*



*New 6 Wire Fence
on 3 Sides With
Steel Corners*



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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. Selling surface only. This property sells subject to the Seller's confirmation. Maps/Pictures are for reference only. Any announcements sale day take precedence.

Onsite & Online Bidding - Please Call For Details: 405-663-2200



2018 Old 66 Rd. Hydro, OK 73048
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Upcoming Auctions

- | | |
|---------|--|
| Nov. 24 | 720 Acres Farmland/Grassland
Near Putnam, OK - Seller Jimmy & Ginger Emmons |
| Dec. 1 | 160 Acres Irrigated Farmland
West of Clinton, OK - Seller Johnnie Dixon |
| Feb. 2 | Equipment Consignment Auction
Hydro, OK - Entz Auction Facility |

Auction Location: Onsite - Watch For Signs

ENTZ AUCTION & REALTY ~ IT'S THE RIGHT CALL!