

Land Auction

Thursday, May 26th ~ 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 2022 wheat harvest or graze out. Maps/pictures are for reference only. Any announcements sale day take precedence.

2 Miles North of Putnam, OK • Dewey County

Land Auction

Thursday, May 26th ~ 10 A.M.

158± Acres • Farmland



Sellers: Linda K. Cole Trust C & Randy Carter

Auction Location:

Putnam Senior Citizens Center • 79834 US-183 Putnam, OK

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



2018 Old 66 Rd. Hydro, OK 73048
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Upcoming Auctions

April 19	Mineral Consignment Auction - Online Only
April 22	Farm Equipment Auction - Northwest of Elk City, OK
April 23	160 Acres - Grassland - Southwest of Geary, OK
April 26	320 Acres - Farm/Grassland - 3 Tracts SW. of Weatherford, OK - N. of Elk City, OK
May 2 & 3	Quarterly Equipment Consignment Entz Auction Facility - Hydro, OK
May 26	158 Acres - Cropland -North of Putnam, OK

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2022

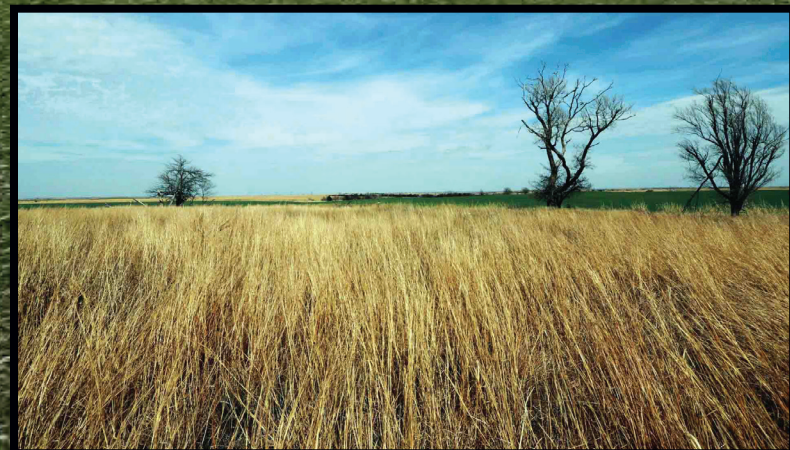
ENTZ Auction & Realty, Inc

Roger Entz
Auctioneer/Broker 75020

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Sales Associates: Allen Entz • Doug Eichelberger • Matt Oakes

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Auctioneer's Statement

It is our pleasure to bring you the opportunity to purchase productive farmland in Dewey County. This gently rolling tract consists of 76% Class 2 soils and has excellent access. The north and east boundary fences are excellent 5 barb wire with steel post. In the northeast corner of the property is a combination of grass and timber creating great wildlife habitat. Many wildlife signs were found while pictures were being taken. Also in the northeast corner is a small runoff pond that has held seasonal water and could attract migrating waterfowl. This tract is located on the east side of Highway 183 just 2 miles north of Putnam, OK. Call Matt Oakes at 580-210-6336 with any questions.

Legal Description: The Southwest Quarter (SW/4), Section One (Sec. 1), Township Sixteen North (T16N), Range Seventeen West (R17W), Indian Meridian, Dewey County, Oklahoma. Less 1.82 Acres To DOT, Surface rights only.

Property Location:

From Putnam, OK - 2 Miles North on Hwy. 183 To E. 0780 Rd.

Productive Cropland • Livestock Producer



Soil Types

- 84 Acres St. Paul silt loam, 1 to 3 percent slopes Class 2 Soils
- 27 Acres Carey silt loam, 1 to 3 percent slopes Class 2 Soils
- 23 Acres St. Paul clay loam, 3 to 5 percent slopes Class 3 Soils
- 6.74 Acres Quinlan-Woodward Complex, 3 to 5 percent slopes Class 4 Soils
- 3 Acres Quinlan-Woodward Complex, 5 to 20 percent slopes Class 4 Soils



FSA Information

143.74 Acres of Cropland
143.7 Wheat Base,
Avg. Yield 30 Bu./A.

14.44 Acres Grass & Timber

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1/2 Mile of Highway 183 Frontage