

Land Auction

North of Butler, OK
Custer County

1,520±

Acres • Multiple Tracts

Thursday, September 1st • 10:00 A.M.

Seller: Homer E. May Trust

Rolling Plains of Western Oklahoma
Productive Cropland along W. Barnitz Creek



2022

Roger Entz
Auctioneer/Broker 75020

ENTZ Auction & Realty, Inc

www.entzauction.com • 405.663.2200

Sales Associates: Allen Entz • Doug Eichelberger • Matt Oakes

Land Auction

**1,520±
Acres
Multiple Tracts**

AUCTION LOCATION:

Arapaho Community Center 818 C Street, Arapaho, OK



Tract 1 - 80± Acres - E/2 SE/4 Sec 23-T15N-R19W, Custer Co.

Productive Farmland • West Barnitz Creek

FSA Info: Wheat Base 51.84 Acres, Cotton 9.33 Acres, Generic 2.33 Acres

Tract 2 - 320± Acres - SW/4, SE/4 Sec. 24-T15N-R19W, Custer Co.

Grassland • Farmland • Access on 3 Sides • Hunting

FSA Info: Wheat Base 76.96 Acres, Cotton 13.85 Acres, Generic 3.46 Acres

Tract 3 - 240± Acres

NE/4 NW/4, W/2 NE/4, SE/4 NW/4 E/2 NE/4 Sec 25-T15N-R19W, Custer Co.

Grassland • Well Fenced • Hunting • Solar Well

FSA Info: Wheat Base 85.95 Acres, Cotton 15.47 Acres, Generic 3.87 Acres

Tract 4 - 240± Acres

NE/4 SW/4, SE/4 SW/4, W/2 SE/4, E/2 SE/4, Sec 25-T15N-R19W, Custer Co.

Grassland • Well Fenced Hunting

FSA Info: Wheat Base 84.89 Acres, Cotton 15.28 Acres, Generic 3.82 Acres

Tract 5 - 320± Acres - NW/4, NE/4 Sec 36-T15N-R19W, Custer Co.

Productive Farmland • Grassland • Pond • Hunting

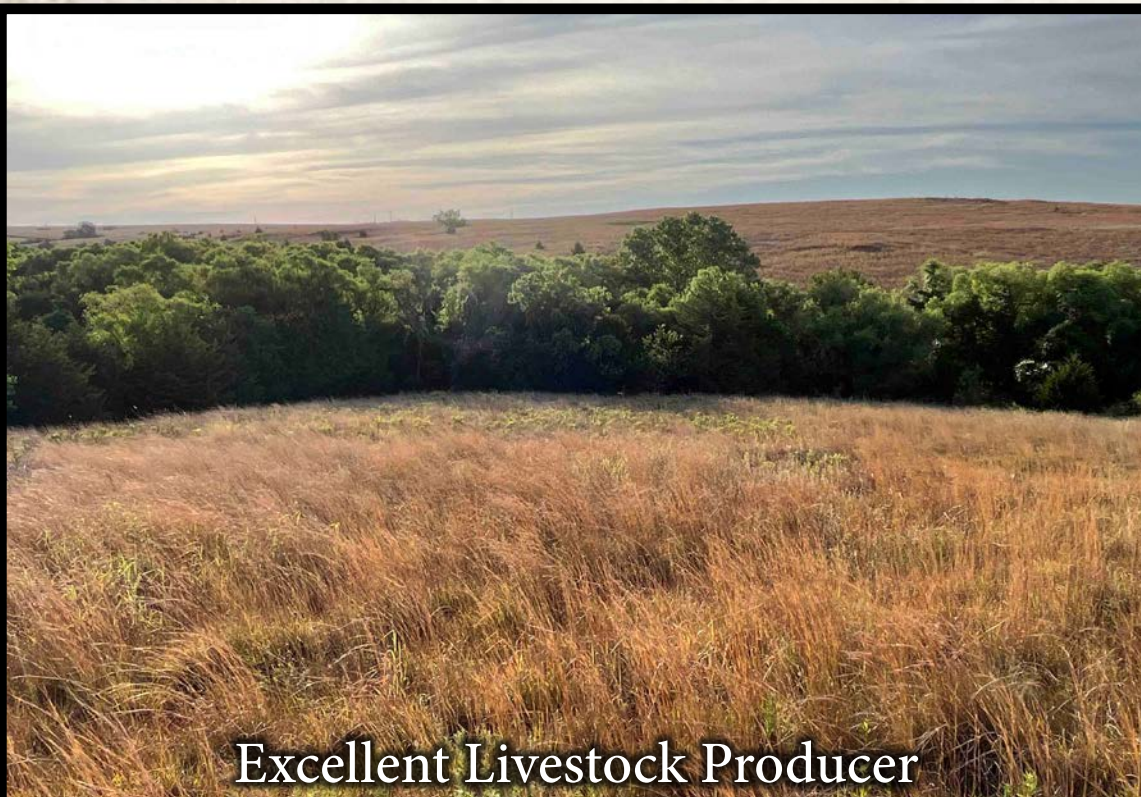
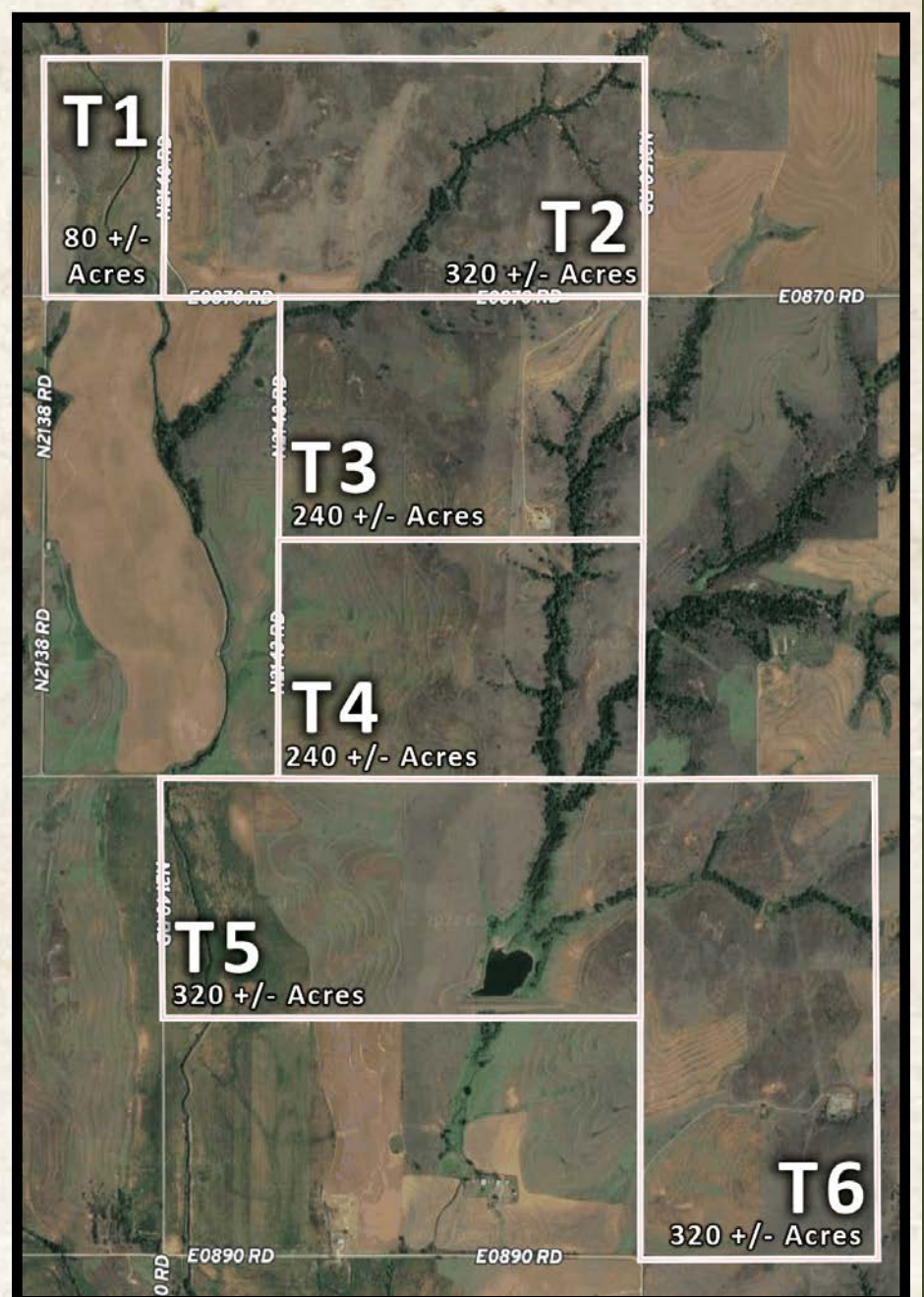
FSA Info: Wheat Base 136.18 Acres, Cotton 24.51 Acres, Generic 6.13 Acres

Tract 6 - 320± Acres - NW/4, SW/4 Sec 31-T15N-R18W, Custer Co.

Grassland • Hunting • Solar Well

FSA Info: Wheat Base 69.48 Acres, Cotton 12.51 Acres, Generic 3.13 Acres

FSA Totals: Cropland 691.53 A., Wheat 505.3 A., Cotton 90.95 A., Generic 22.74 A.
FSA Acres are estimates



Excellent Livestock Producer



Productive Farmland



Excellent Fences



Driving Directions:

From Butler, OK - ½ Mi. West on Hwy. 33,
8 Mi. North on N. 2130 Rd.,
2 Mi. East on E. 870 Rd.

From Arapaho, OK - 11 Mi. North on Hwy 183,
10 Mi. West on Anthon Rd. (E 880 Rd.),
1 Mi. North on N. 2160 Rd.,
1 Mi. West on E 870 Rd.

Showing Dates:

Wednesday, August 24th
5-8 P.M. - Meet @ Tract 3

It's our pleasure to bring to public auction this 1,520 acre ranch property owned by the Homer E. May Trust. Productive grassland, West Barnitz Creek bottomland, good roads & excellent fences make this a rare opportunity to own a large contiguous property. Tracts can be bid on individually or in combination. Contact the auction company for more details

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. View website for possession details on each tract. 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.



Visit entzauction.com for more details, photos and video

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



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**Land
Auction
1,520±**

Acres • Multiple Tracts

Converting Assets to Cash™