

Real Estate Auction

Custer County

Friday, April 4th • 10 A.M.



Auction Held:
Onsite

2 Properties

On The North Side of Foss Lake



Seller: Chad & Christy Eaton

In cooperation with



ENTZ Auction & Realty, Inc

www.entzauction.com • 405.663.2200

Sales Associates: Allen Entz • Doug Eichelberger • Matt Oakes



2025
Roger Entz
Auctioneer/Broker 75020

Auctioneer Statement: This auction features two adjoining yet distinct cabins, each beautifully remodeled and newly furnished. Nestled in a peaceful neighborhood, these homes offer a relaxing retreat just a short distance from the water's edge of Foss Lake. Whether you're looking for a weekend getaway or a lucrative income-producing Airbnb, this is an opportunity you don't want to miss! *We will host an open house on Monday March 24th from 4-7 pm- and the Auction date is Friday, April, 4th. We hope to see you there!*



Property/Auction Location: From Butler, OK - 4 Miles South, 1 Mile West, 1 Mile North, 1 Mile West, ¾ Mile South

Tract 1 **21205 E 986 Rd, Butler, OK 73625**

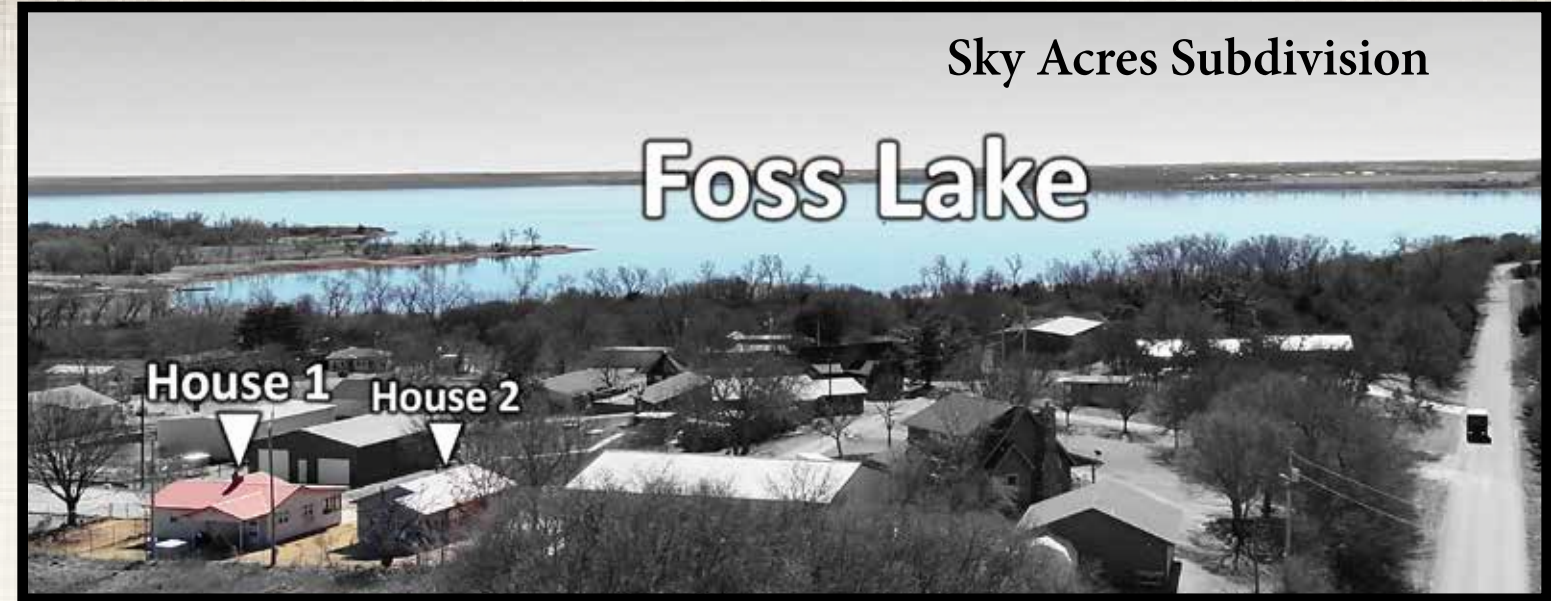
828 Sq. Ft. 2 Bed, 1 Bath
Wall Mount Heat/Air
Refrigerator
Stacked Washer & Dryer
Enclosed/Screen Patio
Fully Furnished

Legal Description: Lot 2 Block C Sky Acres, a subdivision of the SW/4 of the NW/4 of the SW/4 of Section 22 13N-19 W.I.M.
Investment Opportunity
Quiet Neighborhood
Rural Water

½ Mile From Buffalo Bend Boat Ramp



Fenced Yard



Sky Acres Subdivision

Foss Lake

» **Open House: Monday, March 24th • 4 - 7 P.M.** «

Tract 2 **21203 E 996 Rd, Butler, OK 73625**



580 Sq. Ft. 2 Bed, 1 Bath
Wall Mount Heat/Air
Refrigerator
Washer & Dryer
Enclosed Sunroom/Patio
Fully Furnished

Legal Description: Lot 1, Block C Sky Acres, a subdivision of the SW/4 of the NW/4 of the SW/4 of Section 22 13N-19 W.I.M.
Airbnb Rental Potential
Move In Ready
Rural Water





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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. Boundary lines are approximate Any announcements sale day take precedence.



2018 Old 66 Rd. Hydro, OK 73048
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