

# Land Auction



Tuesday, March 4, 2025 • 10 A.M.  
Auction Held: Onsite

236± Acres

North of Thomas, OK



Seller: Estate of Duane Nicholas



**ENTZ Auction & Realty, Inc**

Roger Entz  
Auctioneer/Broker 75020

[www.entzauction.com](http://www.entzauction.com) • 405.663.2200

Sales Associates: Allen Entz • Doug Eichelberger • Matt Oakes





This 236 +/- acre property is located just northwest of Thomas, with good access from Putnam and Thomas. It includes a mix of native and improved grasses, making it great for livestock production. The property has good perimeter fences and previously farmed areas have been converted back to grass for grazing or haying. There is a seasonal pond along with a live creek on the property that feeds into a half-acre pond providing water for livestock and wildlife. The property's proximity to the Canadian River and areas of light timber creates a good habitat for wildlife, offering potential for recreational use or a remote homesite.



## Live Spring • Excellent Hunting Habitat

**Native & Improved Grass**  
**Blacktop Road Access**

**FSA Information**  
Farmland 236.31 Ac. • Cropland 32.98 Ac.  
31.80 Ac. Wheat Base • Avg. Yield 34 Bu./Ac.

**Property/Auction Location:** 8 miles Northwest of Thomas, OK (2 Miles West, 6 Miles North)  
or 10 miles Southeast of Putnam (4 miles East, 1 mile South, 5 miles East)



## Good Perimeter Fences • Livestock Producer



Legal Description: Southeast Quarter (SE/4), East Half Southwest Quarter (E/2 SW/4), Section Twenty Nine (Sec. 29), Township Sixteen North (T16N), Range Fifteen West (R15W), Indian Meridian, Dewey County, Oklahoma, Less 3.8± Acres For Roadway. Surface rights only.







# 236± Acres

Northwest of Thomas, OK

**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 and Court confirmation. Maps/pictures are for reference only. Any announcements sale day take precedence.



2018 Old 66 Rd. Hydro, OK 73048  
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