

Investment/Recreational Property In Ponca City
TBD W South Ave
Ponca City, OK 74601

\$224,999
60± Acres
Kay County



MORE INFO ONLINE:

www.arrowheadlandcompany.com

Investment/Recreational Property In Ponca City Ponca City, OK / Kay County

SUMMARY

Address

TBD W South Ave

City, State Zip

Ponca City, OK 74601

County

Kay County

Type

Undeveloped Land, Hunting Land, Recreational Land, Business Opportunity

Latitude / Longitude

36.6921 / -97.1279

Acreage

60

Price

\$224,999

Property Website

<https://arrowheadlandcompany.com/property/investment-recreational-property-in-ponca-city-kay-oklahoma/55286/>



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PROPERTY DESCRIPTION

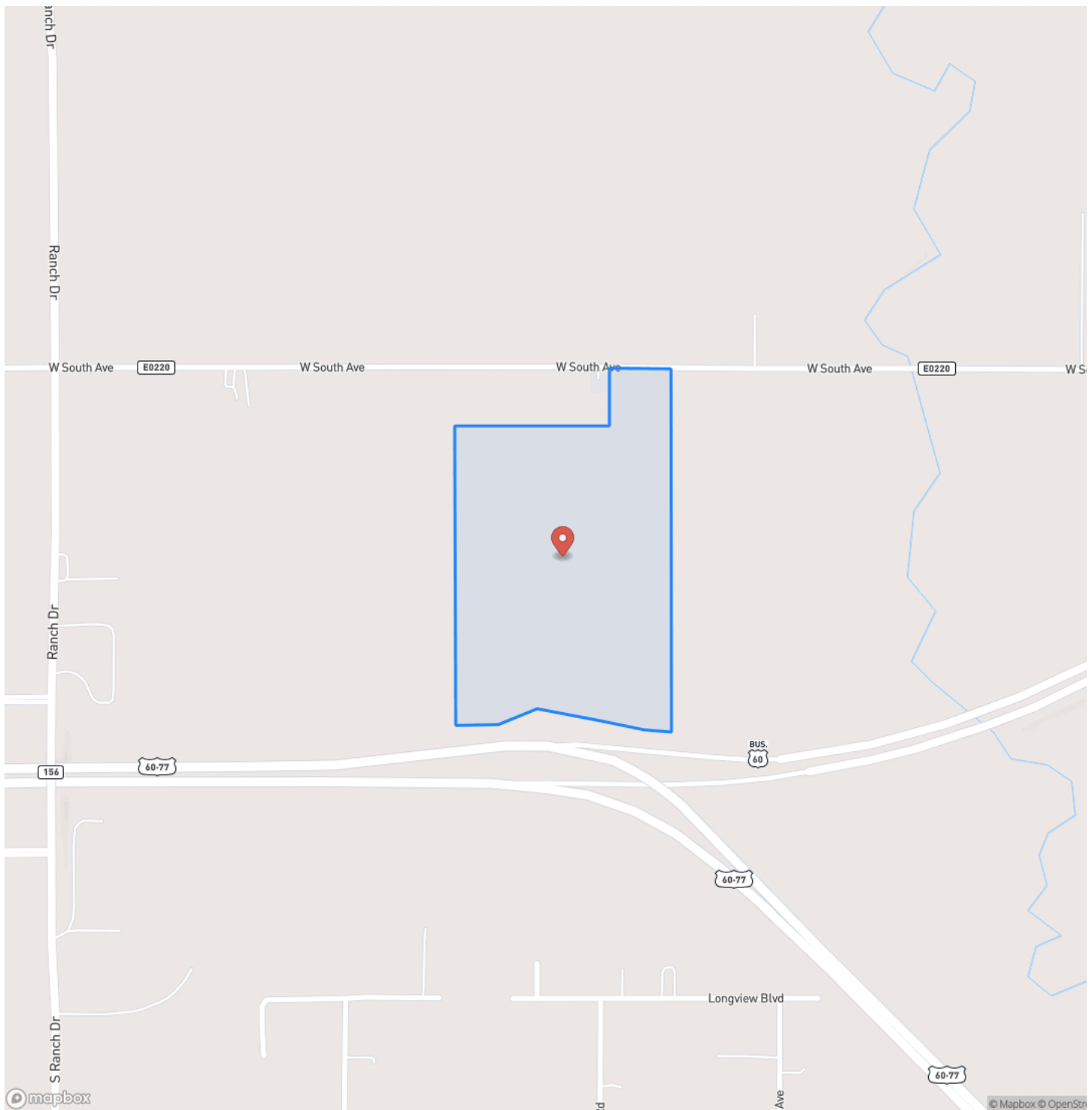
Welcome to this 60 +/- acre recreational/investment property located on the outskirts of Ponca City, Oklahoma. Just 15 minutes from Kaw Lake, it's perfectly positioned to meet the needs of any outdoorsman. With an assortment of native grasses like bluestem, buffalograss, switchgrass, and Indian grass, the landscape offers excellent bedding areas for deer. Additionally, scattered cedar trees throughout provide further cover and bedding spots for whitetails and upland game alike. In the southwest corner, a marsh has the potential to attract waterfowl and keep whitetails returning throughout the season. Truly, it has it all ranging from food, bedding, and water; everything a big buck needs to call it home. Aside from the wonderful recreational opportunities, there is huge investment potential. With it being in close proximity to town as well as tillable ground, this property could be utilized to implement buildings for storing equipment or for any work that will better your business. It is not often you come across a property that is so versatile to the point you can utilize it for play and business. 50% of minerals will transfer with the property. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Drew Palmer at [\(620\) 660-2355](tel:6206602355).



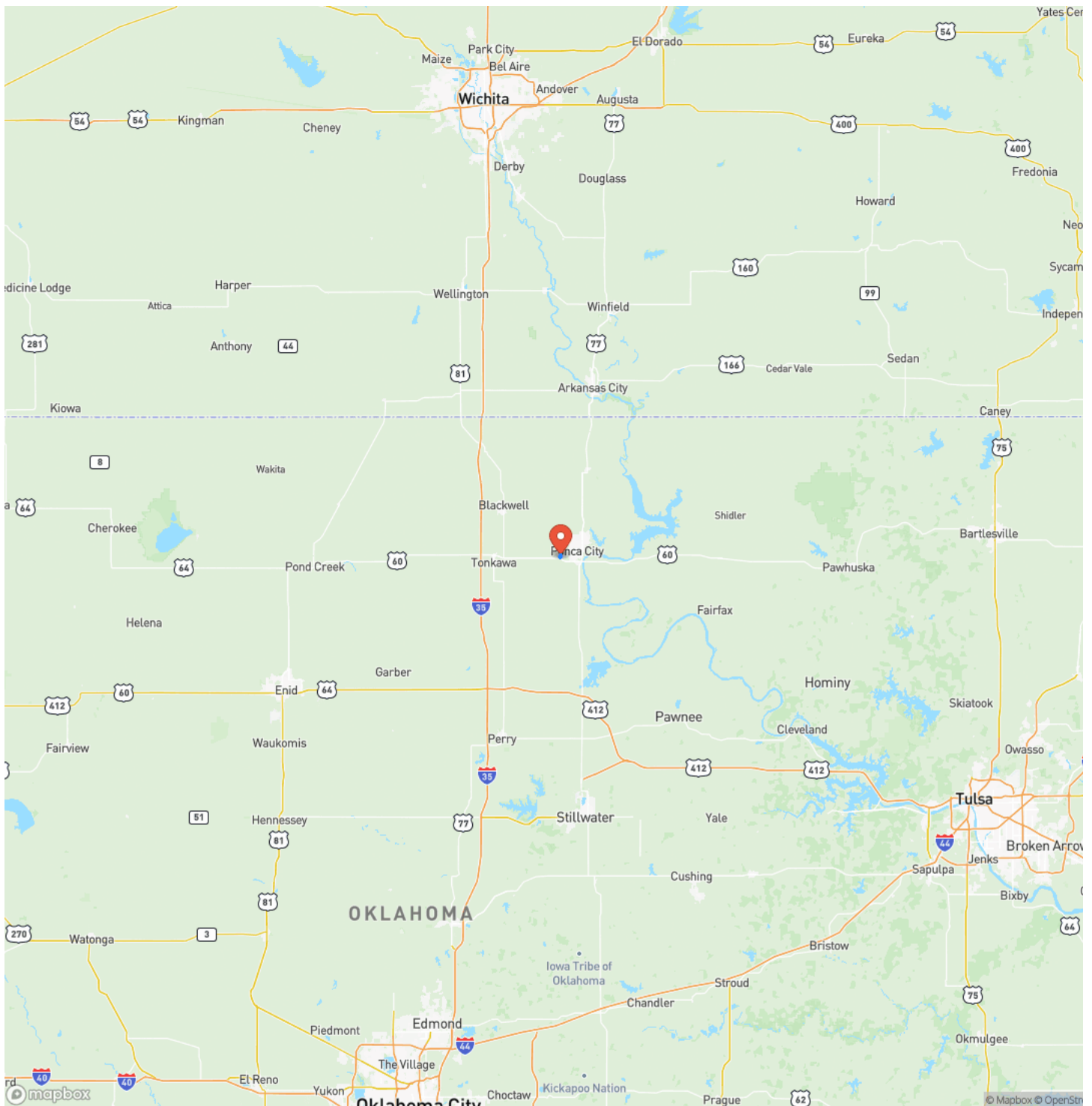
Investment/Recreational Property In Ponca City
Ponca City, OK / Kay County



Locator Map



Locator Map



Satellite Map



Investment/Recreational Property In Ponca City Ponca City, OK / Kay County

LISTING REPRESENTATIVE

For more information contact:



Representative

Drew Palmer

Mobile

(620) 660-2355

Email

drew.palmer@arrowheadlandcompany.com

Address

City / State / Zip

Kaw City, OK 74641

NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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