

**Tract 3 Highway 11 Acres**  
00 Highway 11  
Ponca City, OK 74604

**\$319,000**  
55± Acres  
Kay County



**Tract 3 Highway 11 Acres**  
**Ponca City, OK / Kay County**

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**SUMMARY**

**Address**

00 Highway 11

**City, State Zip**

Ponca City, OK 74604

**County**

Kay County

**Type**

Farms, Recreational Land, Undeveloped Land

**Latitude / Longitude**

36.7723 / -96.9491

**Acreage**

55

**Price**

\$319,000

**Property Website**

<https://arrowheadlandcompany.com/property/tract-3-highway-11-acres-kay-oklahoma/110446/>



## Tract 3 Highway 11 Acres Ponca City, OK / Kay County

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### **PROPERTY DESCRIPTION**

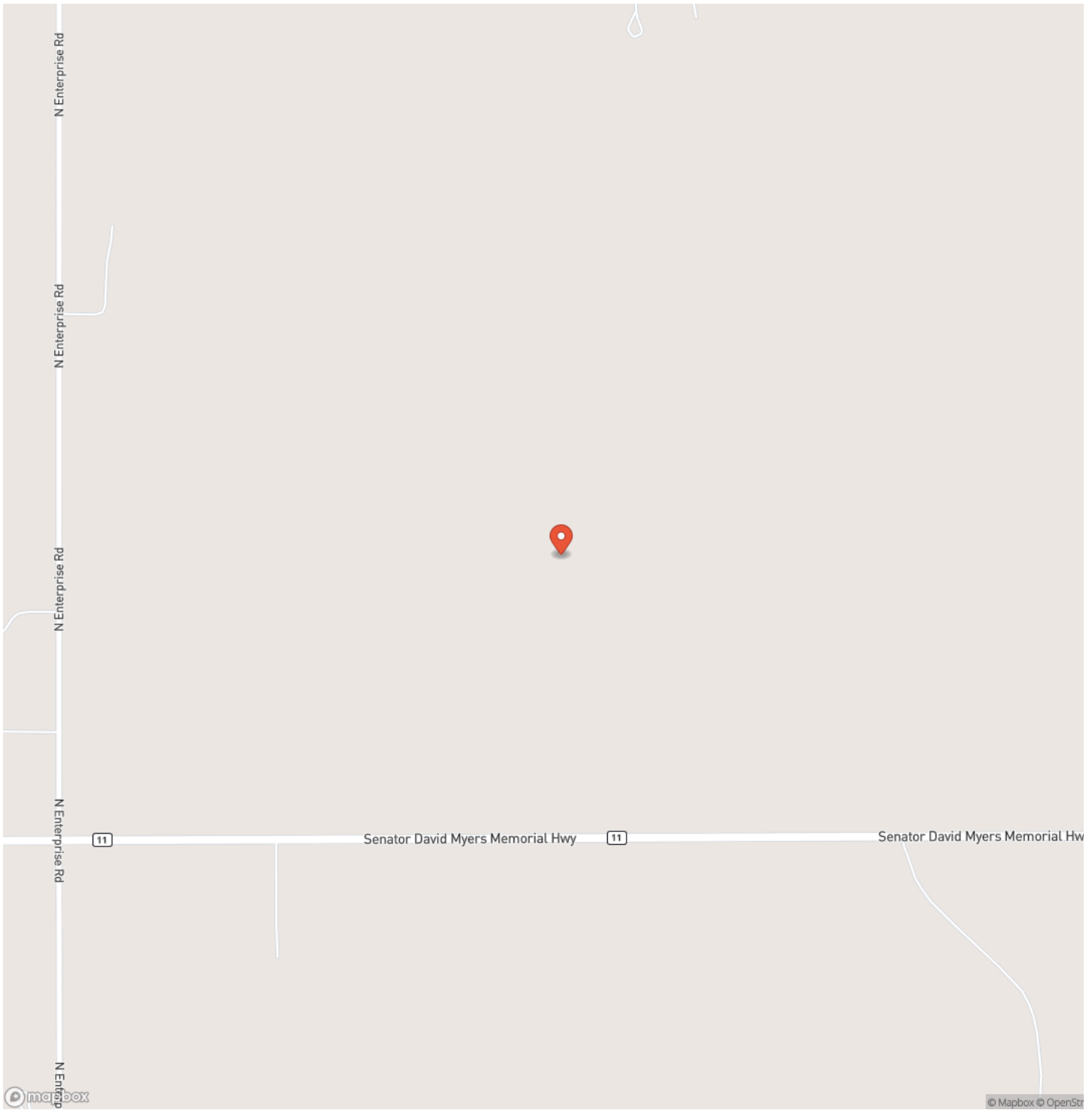
Situated between Ponca City and Kaw Lake, this 55 +/- acre tract offers the space, flexibility, and location to create the country lifestyle you've always wanted in Kay County, Oklahoma! This property provides an outstanding opportunity for those looking to build a home, establish a small ranch, or invest in a versatile piece of Oklahoma land. The landscape consists primarily of open pasture, offering numerous potential homesites with plenty of room for a custom home, barndominium, shop, barn, arena, or other improvements. The property's size allows buyers to enjoy privacy and elbow room while still maintaining manageable acreage. Whether you're dreaming of a quiet country residence, a horse property, or a place to raise livestock, the possibilities are wide open. The property has fencing in place and includes a small pond, making it suitable for cattle, horses, and other agricultural uses. With ample room for grazing, recreation, and future development, the property is well-positioned to serve as both a homesite and a productive agricultural property. Conveniently located approximately 15 +/- minutes from Ponca City and less than 10 +/- minutes from Kaw Lake, you'll enjoy the perfect balance of rural living and accessibility. Spend your days enjoying wide-open views and peaceful country living while remaining close to shopping, dining, employment opportunities, and some of the area's best fishing, boating, and outdoor recreation. Additional Tracts also available. Final acreage will be dependent on a survey. 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:620.660.2355).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

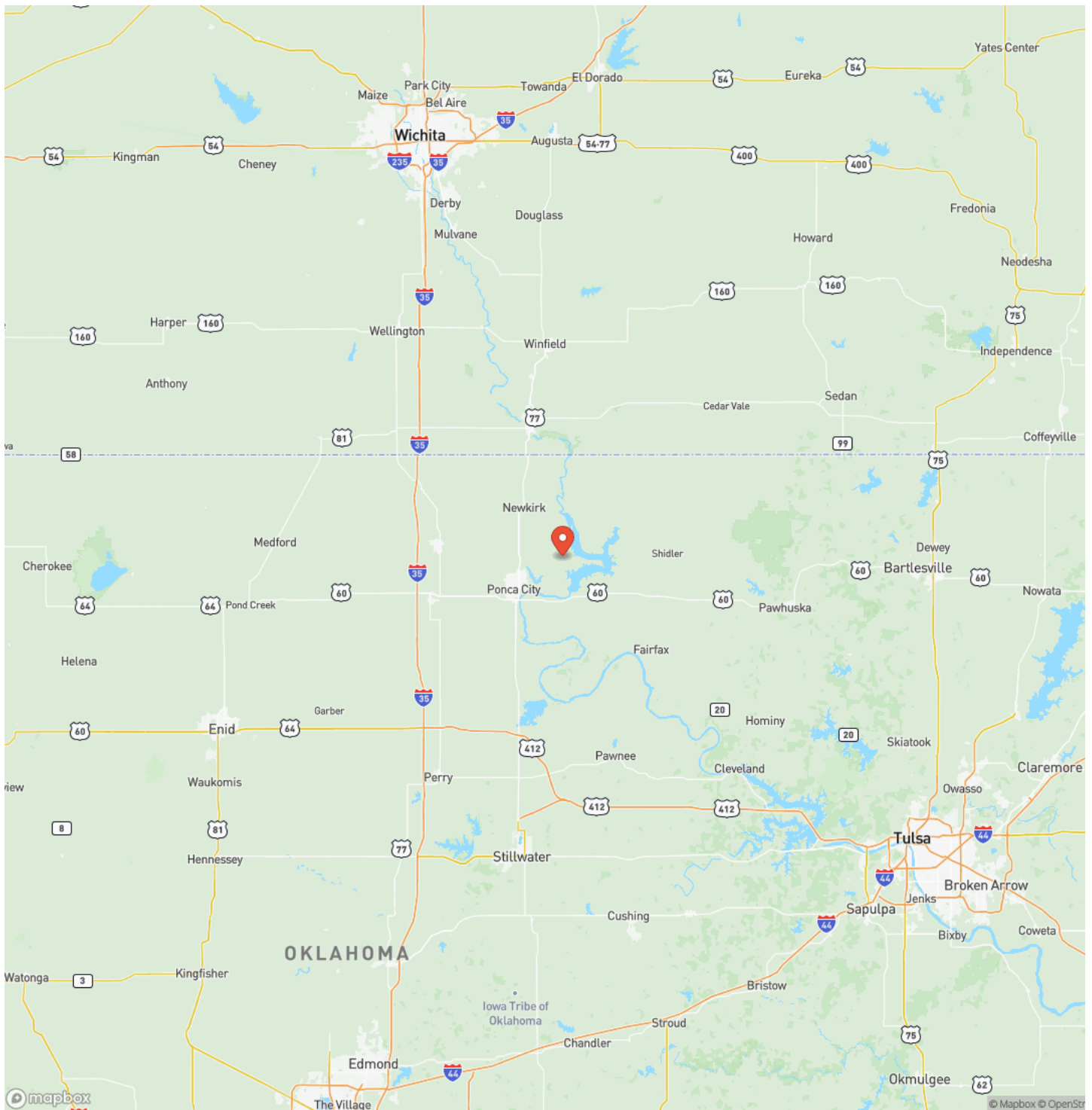
Tract 3 Highway 11 Acres  
Ponca City, OK / Kay County



## Locator Map



# Locator Map



## Satellite Map







## **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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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
<https://arrowheadlandcompany.com/>

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