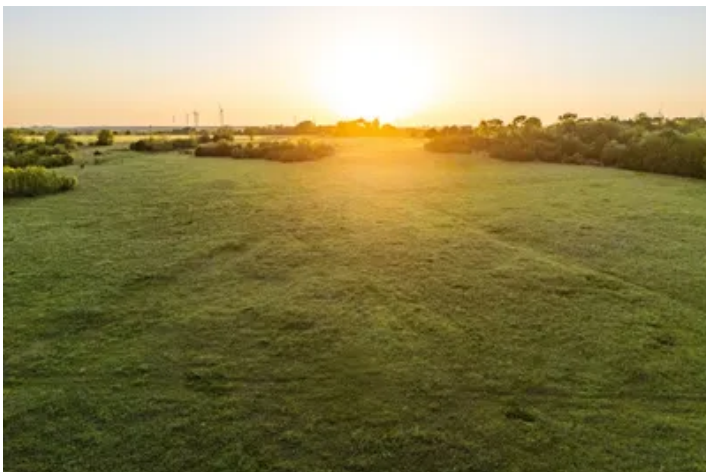


**Prairie Waters Farm**  
00000 Highway 11  
Ponca City, OK 74604

**\$772,800**  
154.560± Acres  
Kay County



**Prairie Waters Farm**  
**Ponca City, OK / Kay County**

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**SUMMARY**

**Address**

00000 Highway 11

**City, State Zip**

Ponca City, OK 74604

**County**

Kay County

**Type**

Hunting Land, Ranches, Recreational Land, Undeveloped Land

**Latitude / Longitude**

36.771188 / -96.946385

**Acreage**

154.560

**Price**

\$772,800

**Property Website**

<https://arrowheadlandcompany.com/property/prairie-waters-farm-kay-oklahoma/107340/>



**PROPERTY DESCRIPTION**

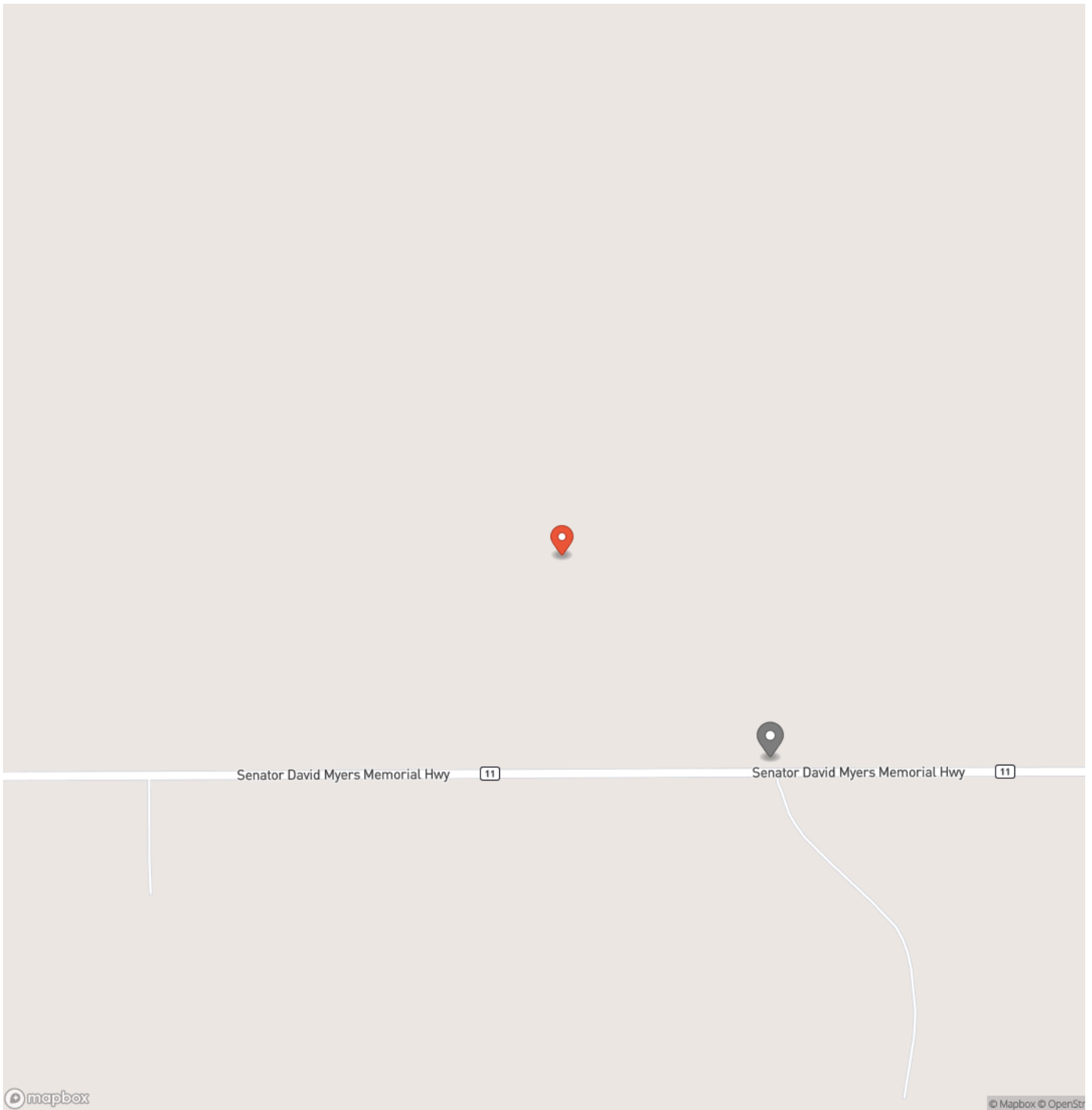
Welcome to Prairie Waters Farm, 152 +/- acres in a highly desirable location between Ponca City and Kaw Lake! Featuring Highway 11 frontage, multiple ponds, cross fencing, open pasture, and scattered timber, this Kay County property offers an outstanding balance of agricultural productivity and recreational enjoyment. The open grassland and existing fencing create an excellent setup for cattle and livestock, while the numerous ponds and pockets of timber provide attractive habitat for wildlife and opportunities for fishing, deer hunting, and waterfowl hunting. Whether you're looking to build a country home, operate a ranch, or enjoy a private recreational retreat, this property has the features to support a wide variety of goals. The property features a diverse landscape that combines productive grassland with pockets of trees, creating both functionality and visual appeal. Multiple potential homesites are scattered throughout the ranch, allowing buyers to build a custom home, barndominium, or rural retreat while enjoying wide-open views and the privacy that comes with larger acreage ownership. Whether your goal is a full-time residence, weekend getaway, or working ranch, this property provides the space and flexibility to make it happen! For livestock producers, there is perimeter fencing and multiple water sources. The recreational value of the property is equally impressive. Several ponds are scattered throughout the ranch, providing opportunities for fishing, waterfowl hunting, and year-round enjoyment. The mix of grassland, water, and timber creates attractive habitat for wildlife, and the property has excellent potential for hunting deer, dove, and other game. Conveniently located approximately 15 +/- minutes from Ponca City and less than 10 +/- minutes from Kaw Lake, you'll enjoy easy access to shopping, dining, employment opportunities, and some of northern Oklahoma's best boating, fishing, and recreational activities. The combination of size, accessibility, agricultural utility, water features, and recreational appeal makes Prairie Waters Ranch a rare opportunity in today's market! Final acreage is dependent on 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:6206602355). 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.

**Prairie Waters Farm**  
**Ponca City, OK / Kay County**

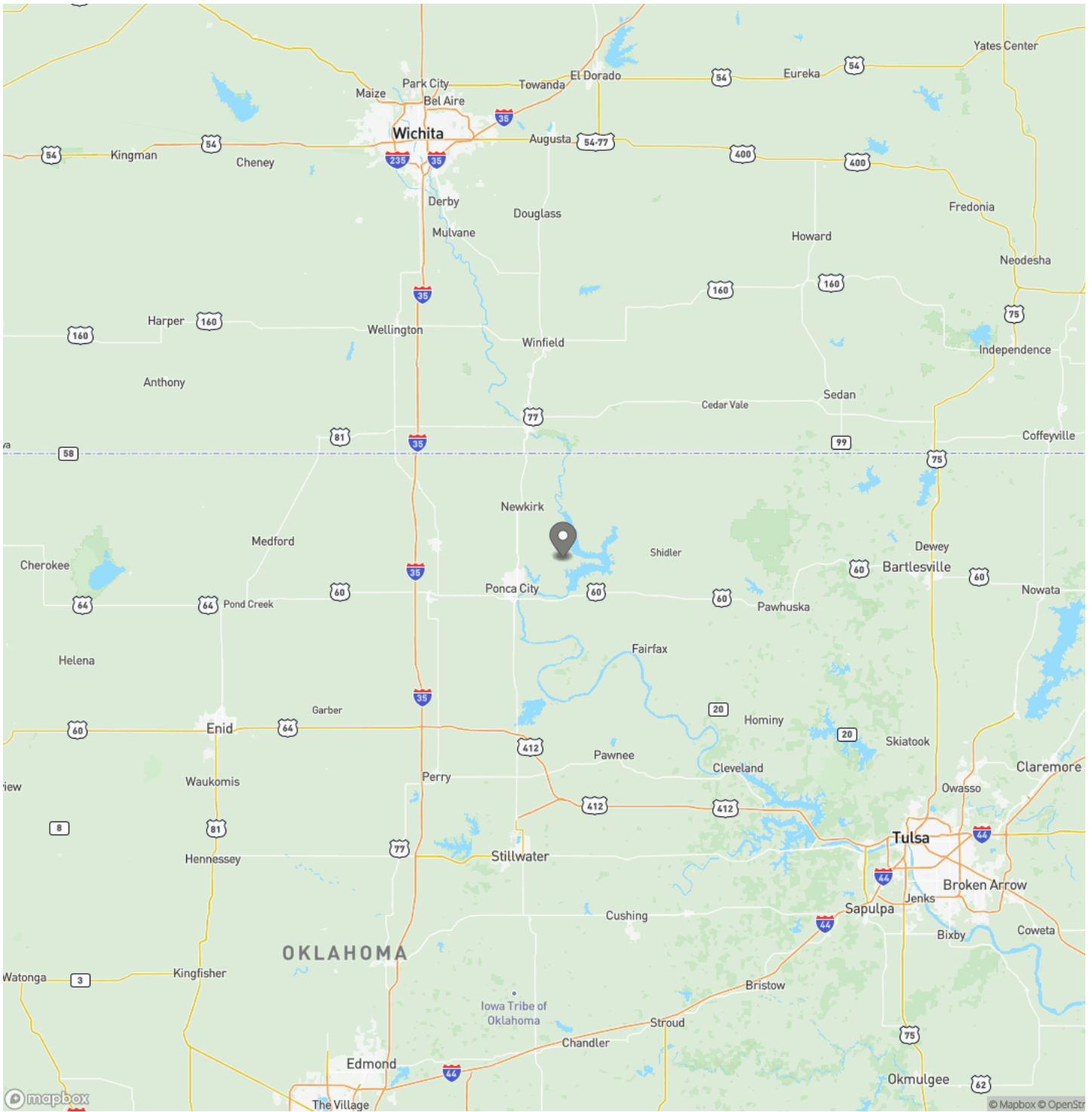
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## Locator Map



# 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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