

**The Chikaskia River Bottom**  
N 13th St  
Blackwell, OK 74631

**\$475,000**  
160± Acres  
Kay County



## The Chikaskia River Bottom Blackwell, OK / Kay County

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### **SUMMARY**

**Address**

N 13th St

**City, State Zip**

Blackwell, OK 74631

**County**

Kay County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land, Riverfront

**Latitude / Longitude**

36.8585 / -97.3051

**Acreage**

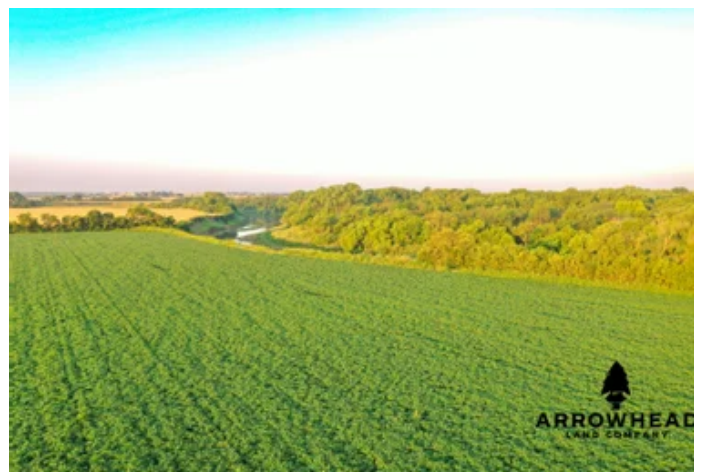
160

**Price**

\$475,000

**Property Website**

<https://arrowheadlandcompany.com/property/the-chikaskia-river-bottom-kay-oklahoma/42074/>



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### **PROPERTY DESCRIPTION**

Prime tillable ground, along with ideal hunting habitat, make up this beautiful 160-acre Kay County farm. Not only is it rare for prime farm to hit the market in western Kay County, but it's even more rare when one hits the market that has everything a guy could want, all on the same farm. This farm has Chikaskia River frontage and Dry Creek frontage, both offering big timber, live water and great bedding cover. There is an older barn and water well on the North side, 122 acres of class 1 and 2 tillable, great access, and utilities are available. If you're a farmer, this is a fantastic row crop farm that will offer additional hunting income. If you're an outdoorsman looking for that ideal farm to turn into a wildlife paradise, you found it. There are great spots along the creek and river for food plots, feeders, and hunting setups that would surely yield success year after year if hunted correctly. The whitetail hunting & waterfowl hunting in this area are some of the best in the county. The topography, diversity, and potential of this farm make it one of the best hunting farms in the area as well. With good gravel road access off of N 13th St. and having water and electric available, you have the ability to build a full-time residence or a nice hunting cabin on the farm. The current farming tenant would like to continue farming the property and is willing to work with the new owner on what crops get planted each year as well as help plant food plots and/or native grasses if desired. Location is perfect just 2 miles east of I-44 and 3 miles north of Blackwell, OK. This farm has everything mentioned above and it literally looks like something you would see on a postcard, call Tony today.



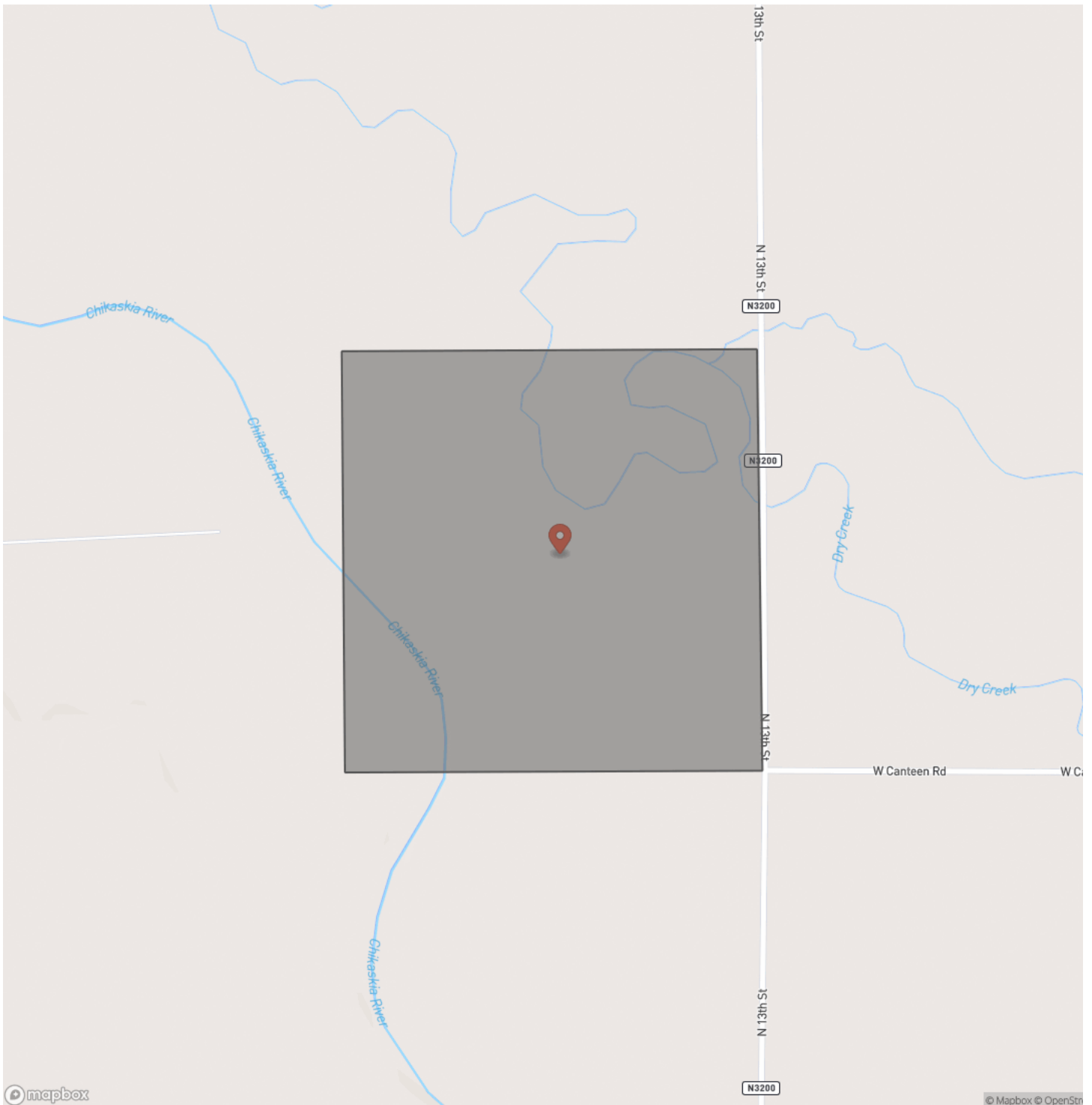


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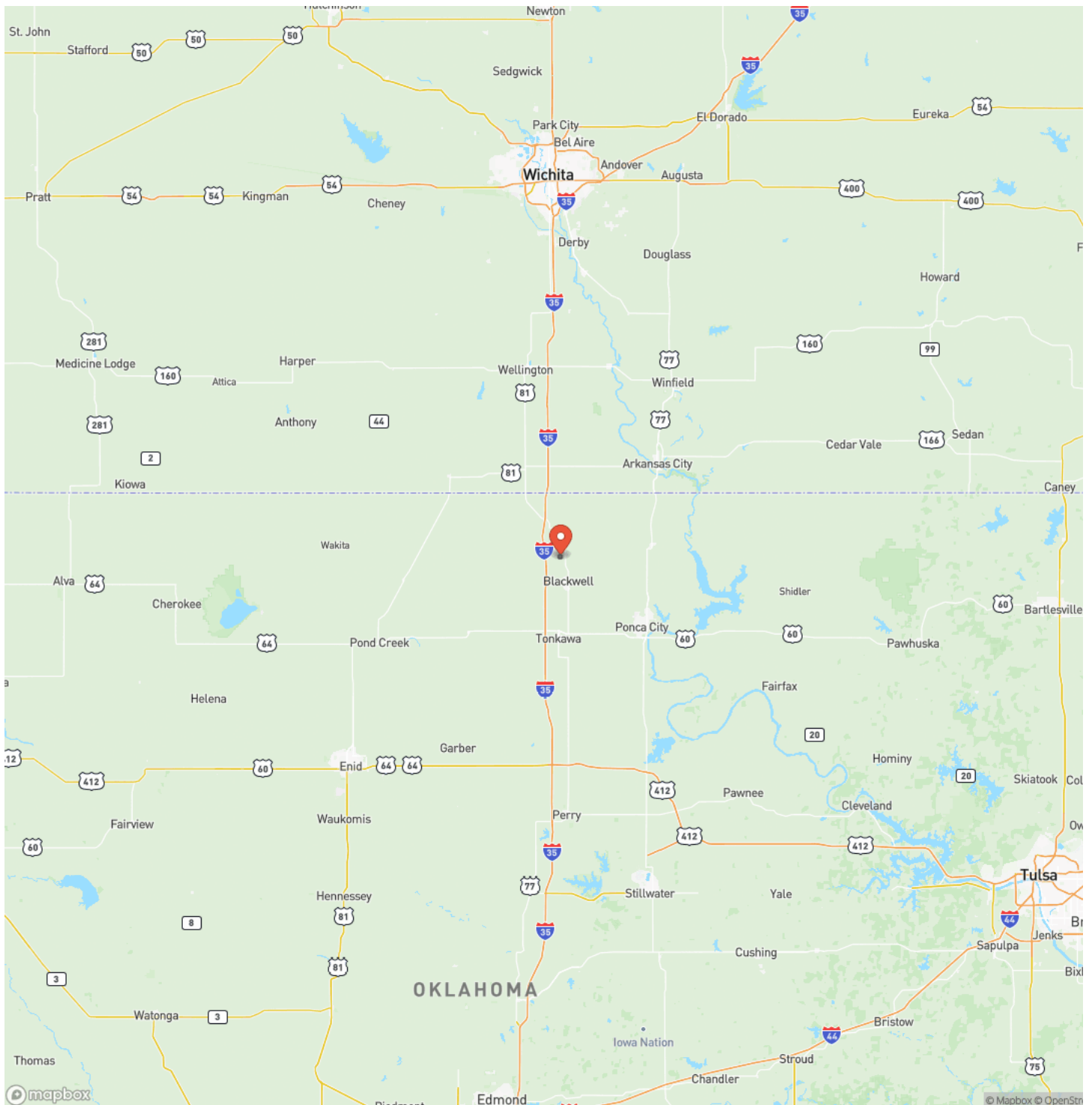
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## Locator Map



## Locator Map





## Satellite Map



## The Chikaskia River Bottom Blackwell, OK / Kay County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tony Cerar

## Mobile

(918) 671-8937

## Email

tony.cerar@arrowheadlandcompany.com

**Address**

## City / State / Zip

Broken Arrow, OK 74012

## NOTES



**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://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, 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 relation 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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