

East I-35 Farm
N 44th St
Blackwell, OK 74631

\$225,000
99.400± Acres
Kay County



East I-35 Farm
Blackwell, OK / Kay County

SUMMARY

Address

N 44th St

City, State Zip

Blackwell, OK 74631

County

Kay County

Type

Farms, Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

36.843896 / -97.340339

Acreage

99.400

Price

\$225,000

Property Website

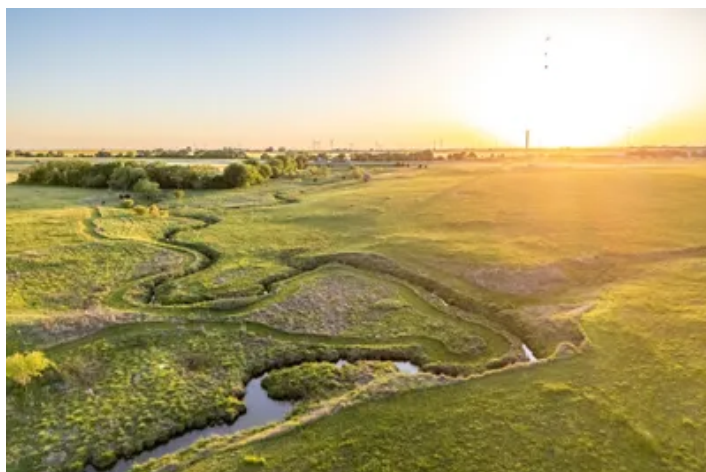
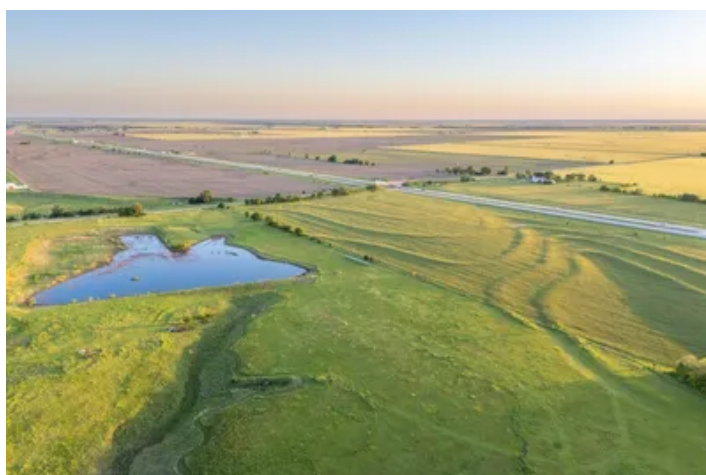
<https://arrowheadlandcompany.com/property/east-i-35-farm-kay-oklahoma/81596/>



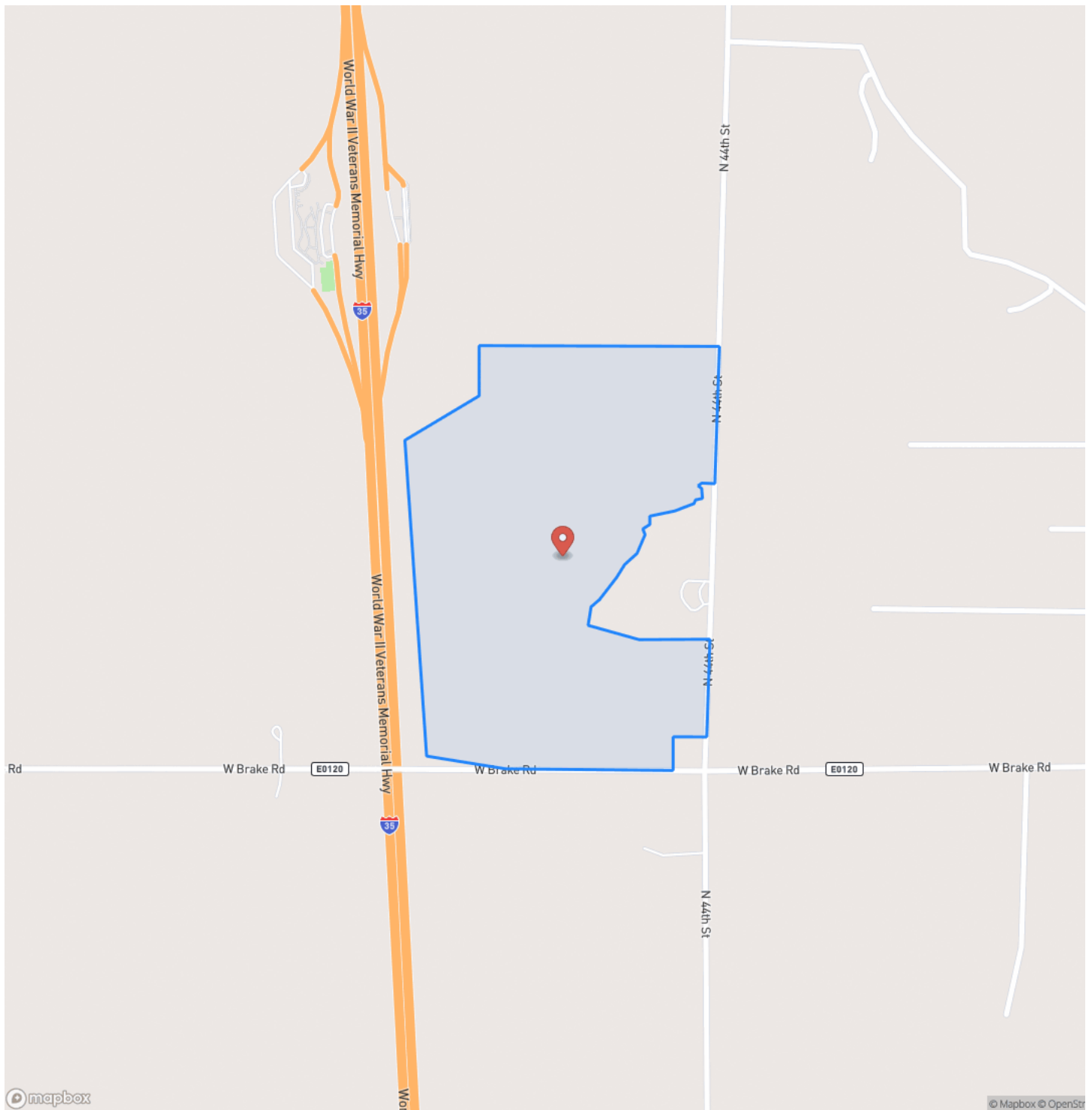
PROPERTY DESCRIPTION

If there was ever a “do-it-all” farm, this one might be it! Want to build a nice home on some land? You can do that here! Want a farm to run some cows on and do a little farming? You can do that here! Looking for a farm to shoot ducks, geese, and some upland birds on? You can do that here as well! The farm consists of roughly 32+/- acres of Class 2 and 3 tillable ground, 55+/- acres of pasture, a 5+/- acre pond, and a small creek that meanders through the property. The way the farm is laid out, you could easily add several more surface acres of water—whether it be by building another large pond or constructing two or three additional ponds. The farm is conveniently located just 2+/- miles north of Highway 11 near Blackwell, OK, and offers blacktop access off of S 44th St and West Brake Rd. Whether you’re looking for a hunting camp headquarters, a full-time homesite, a country getaway, a waterfowl and upland bird hunting farm, or just an addition to your operation, this farm will be a great fit for the right folks! The farm is selling surface only, and the final acreage amount and sale price are subject to survey. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Tony Cerar at [\(918\) 671-8937](tel:9186718937).

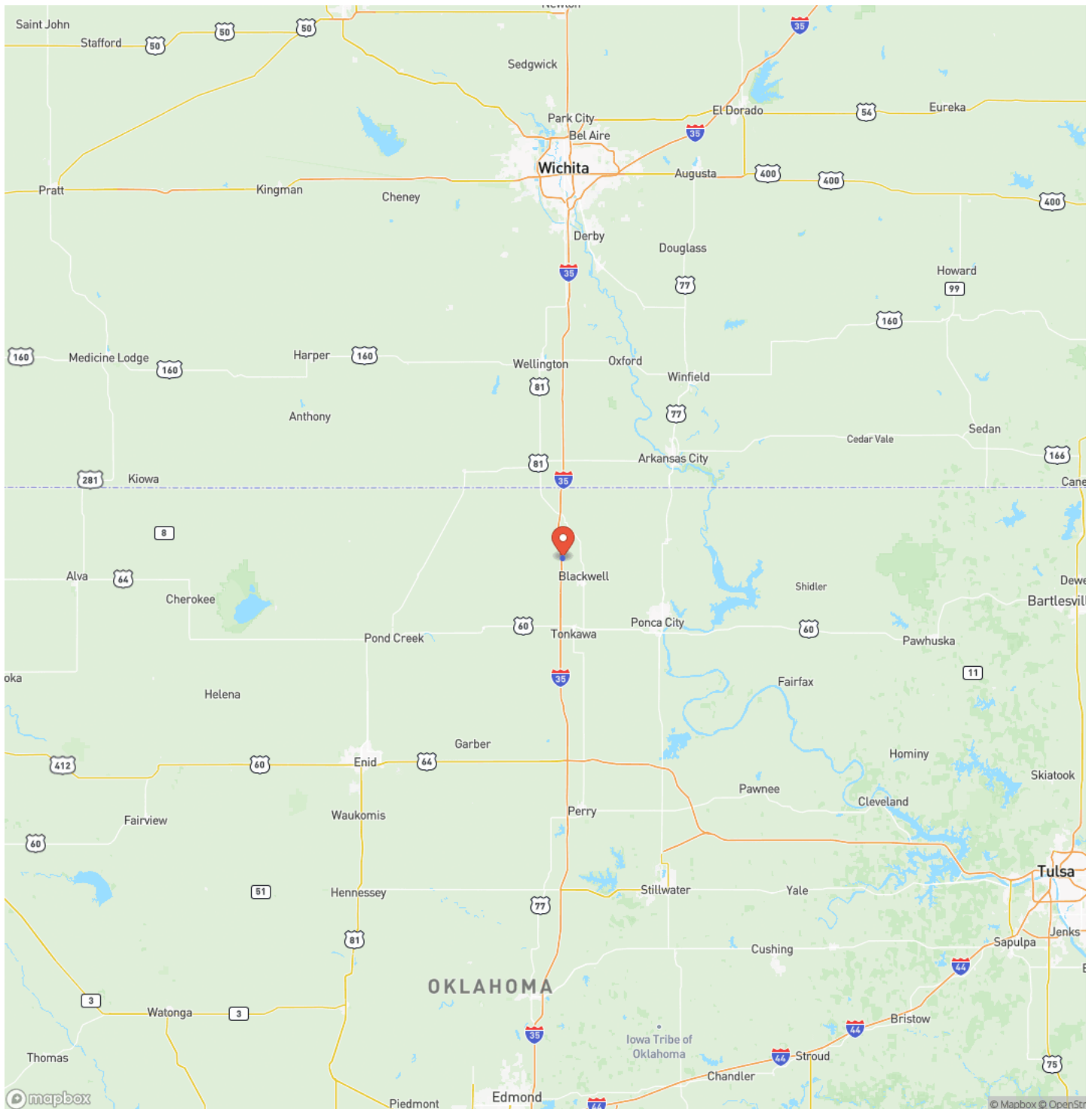
East I-35 Farm
Blackwell, OK / Kay County



Locator Map



Locator Map



Satellite Map



East I-35 Farm
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

NOTES

[illegible]

MORE INFO ONLINE:

www.arrowheadlandcompany.com

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www.arrowheadlandcompany.com

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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