

**Tillable Acreage with Hunting
Opportunities**
Blackwell, OK 74631

\$179,500
88± Acres
Kay County



Tillable Acreage with Hunting Opportunities Blackwell, OK / Kay County

SUMMARY

City, State Zip

Blackwell, OK 74631

County

Kay County

Type

Farms, Hunting Land, Recreational Land,
Undeveloped Land

Latitude / Longitude

36.8669 / -97.1973

Acreage

88

Price

\$179,500

Property Website

<https://arrowheadlandcompany.com/property/tillable-acreage-with-hunting-opportunities-kay-oklahoma/34484/>



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PROPERTY DESCRIPTION

Price Reduced! Here is a beautiful Kay County farm that provides phenomenal farming and recreational opportunities. Located just 9+/- miles northeast of Blackwell and only 11+/- miles east of Highway 35, this farm is in a great location that is easily accessed by a well maintained gravel road. Around 60+/- acres of tillable acreage and an 8+/- acre hay meadow offer many opportunities for return on your investment. An old railroad track lined with thick brush and hardwood timber runs through the center of the property providing wildlife with a sheltered travel corridor and bedding area. Also neighboring farms offer additional crop ground and timber to hold deer in the area. Kaw Lake is only 15+/- miles away placing this property in a great flyway providing the potential for waterfowl hunting in the winter. There is also potential to build a home or cabin on this property with electricity being available on the north side.

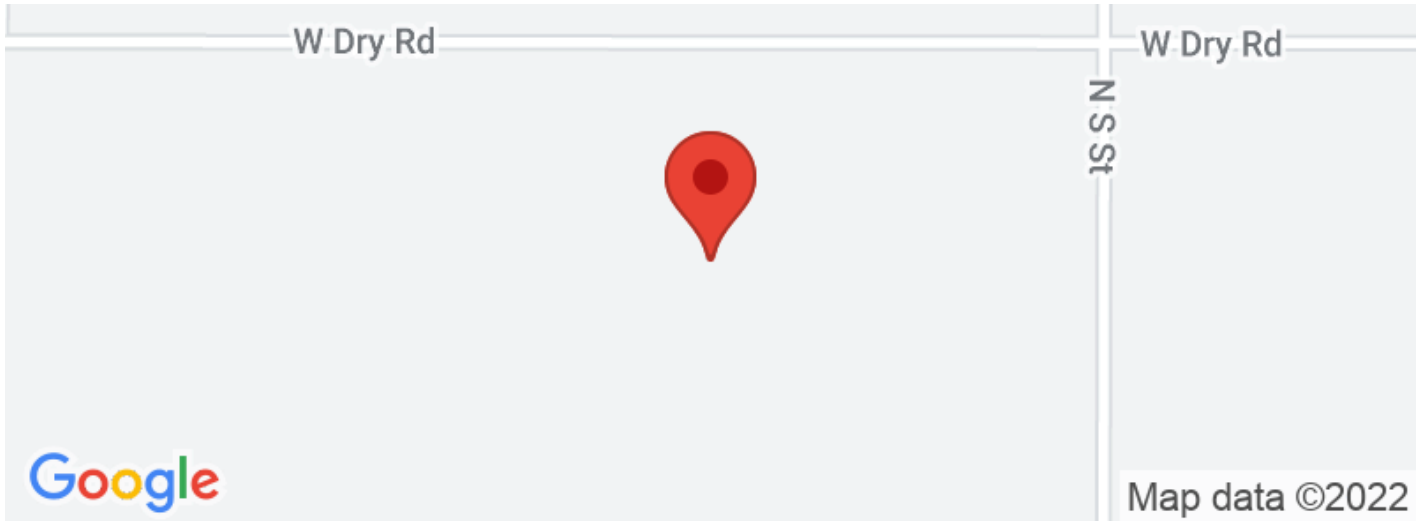
This awesome farm will be a great choice for anyone looking for tillable acreage with the potential for some great hunting. If you would like additional information or would like to schedule a private showing, please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



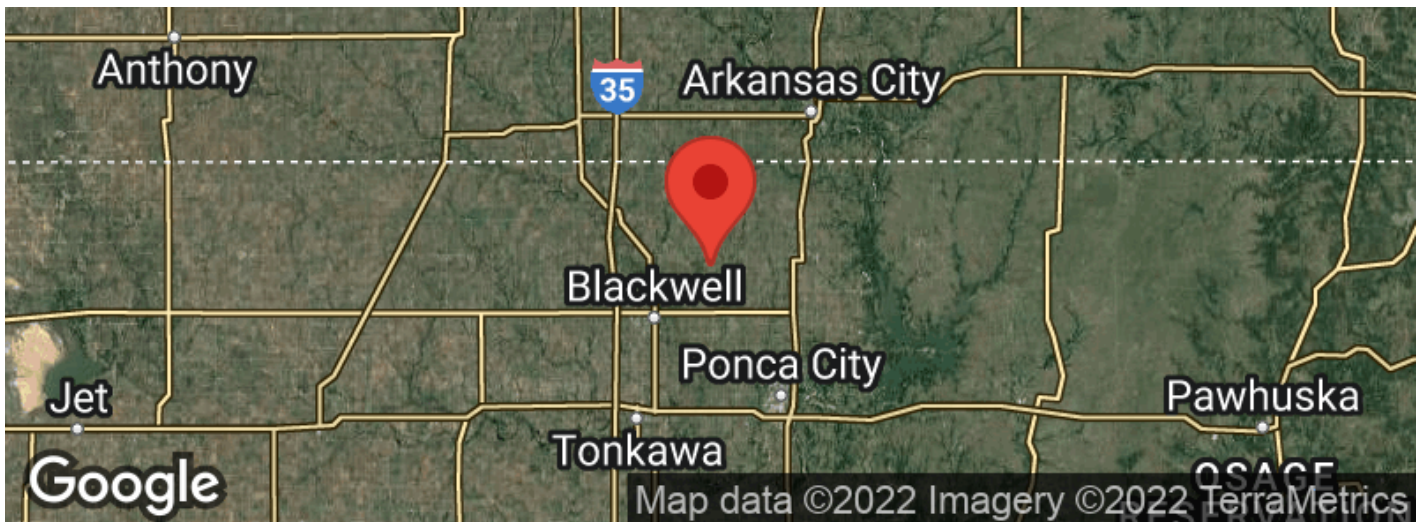
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Locator Maps



Aerial Maps



Tillable Acreage with Hunting Opportunities
Blackwell, OK / Kay County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

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Office

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Address

City / State / Zip

Kellyville, OK 74039

NOTES



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DISCLAIMERS

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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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