

**West I-35 Farm**  
W Brake Road  
Blackwell, OK 74631

**\$55,000**  
19± Acres  
Kay County



**West I-35 Farm**  
**Blackwell, OK / Kay County**

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**SUMMARY**

**Address**

W Brake Road

**City, State Zip**

Blackwell, OK 74631

**County**

Kay County

**Type**

Farms, Undeveloped Land, Hunting Land, Recreational Land

**Latitude / Longitude**

36.843653 / -97.345466

**Acreage**

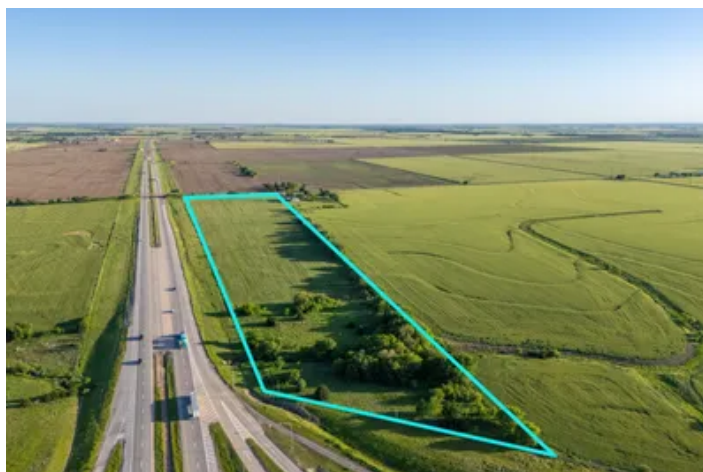
19

**Price**

\$55,000

**Property Website**

<https://arrowheadlandcompany.com/property/west-i-35-farm-kay-oklahoma/81677/>



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**PROPERTY DESCRIPTION**

Check out this quality tillable tract! The farm offers easy access, has utilities at the road, is close to town, and is made up of good class 2 dirt! The farm is located on the north side of West Brake Rd just 2 +/- miles north of Highway 11 and less than 4 +/- miles northwest of Blackwell, OK. This farm could make a nice homesite for someone wanting to build in the country and start a small farming operation. If you are a local in the area, the property would also make a nice addition to your current farming operation. There is potential to build a pond on the far north side of the farm using the seasonal creek that runs east to west through the property. Building a pond on the farm would not only allow you to run some cows on the farm without having to drill a well or pay for water, but it could also provide some duck and goose hunting opportunities! 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).



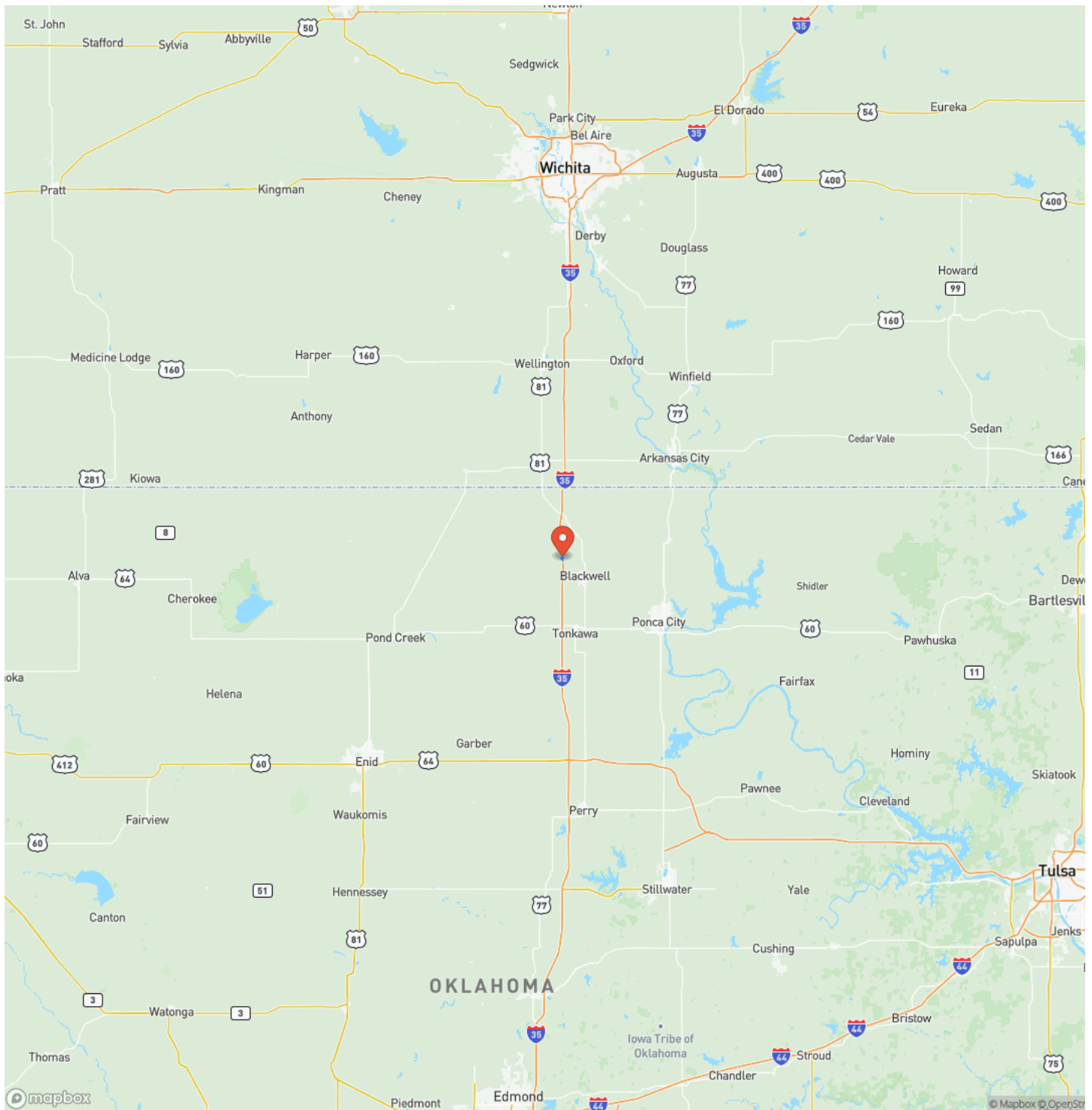
West I-35 Farm  
Blackwell, OK / Kay County



## Locator Map



## Locator Map





## Satellite Map



**West 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](http://www.arrowheadlandcompany.com)**



## This image shows a single 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.



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