

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

\$55,000
23.040± Acres
Kay County



West I-35 Farm
Blackwell, OK / Kay County

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

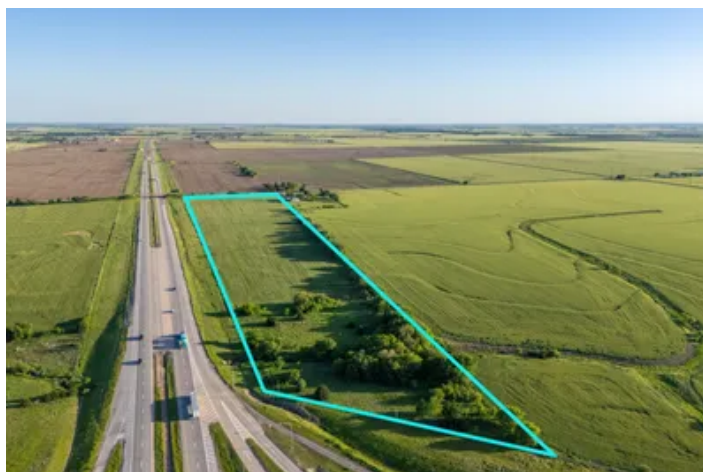
23.040

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).

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.

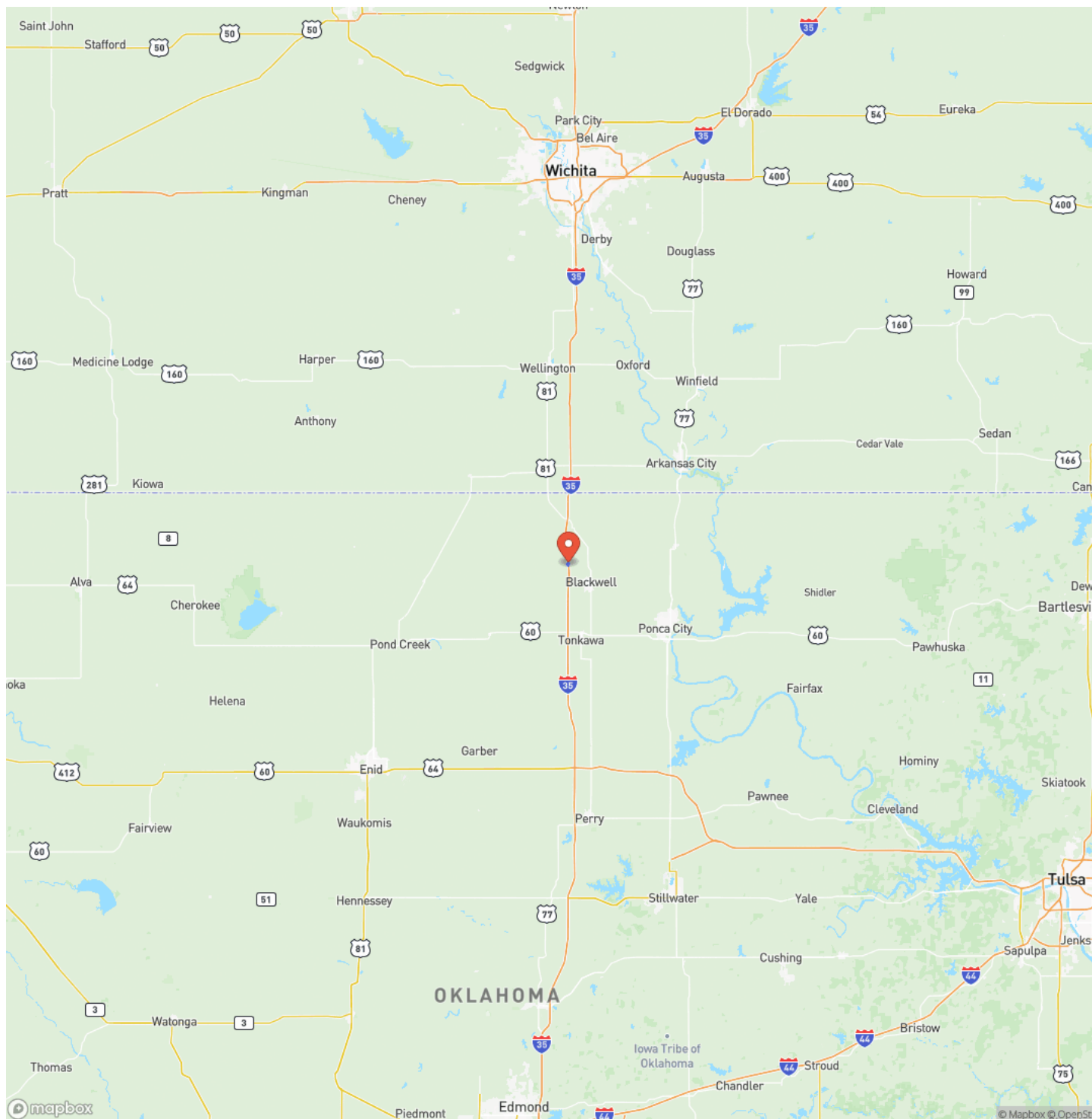
West I-35 Farm
Blackwell, OK / Kay County



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

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

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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