

The Golfers Getaway
Blackwell, OK 74631

\$320,000

73± Acres
Kay County



MORE INFO ONLINE:

www.arrowheadlandcompany.com

The Golfers Getaway Blackwell, OK / Kay County

SUMMARY

City, State Zip

Blackwell, OK 74631

County

Kay County

Type

Farms, Hunting Land, Recreational Land,
Undeveloped Land

Latitude / Longitude

36.7947 / -97.3327

Acreage

73

Price

\$320,000

Property Website

[https://arrowheadlandcompany.com/property/th
e-golfers-getaway-kay-oklahoma/32724/](https://arrowheadlandcompany.com/property/the-golfers-getaway-kay-oklahoma/32724/)



The Golfers Getaway

Blackwell, OK / Kay County

PROPERTY DESCRIPTION

If you have been looking for the perfect country living set up, the Blackwell 73 is where you need to be. Conveniently located just 2.5 miles from highway I35 and just Southwest of the town of Blackwell, location is ideal. The property has blacktop road access coming from the East, gravel road access coming from the West, rural water, electric, great building sites, and is directly across W Furguson Ave from the Blackwell Municipal Golf Course & Country Club. The property is currently in native grass and provides the perfect canvas for grazing livestock, baling hay, building your dream home in the country, or any combination of the three. Most of the farm is out of the floodplain but there are two waterways running through it that would allow the buyer to build a pond or two. Adding significant water to this property would not only make it even more aesthetically pleasing but it would also immediately become attractive to the highly sought-after waterfowl population that moves through North Central Oklahoma every fall. The grass is leased through March 2023 but nevertheless this is a unique piece of property, in a great location, with all kinds of options.

For all the details and to set up a time to take a ride around this farm, call Tony today!

Seller Covenants are as follows and shall remain intact until the seller moves or passes away.

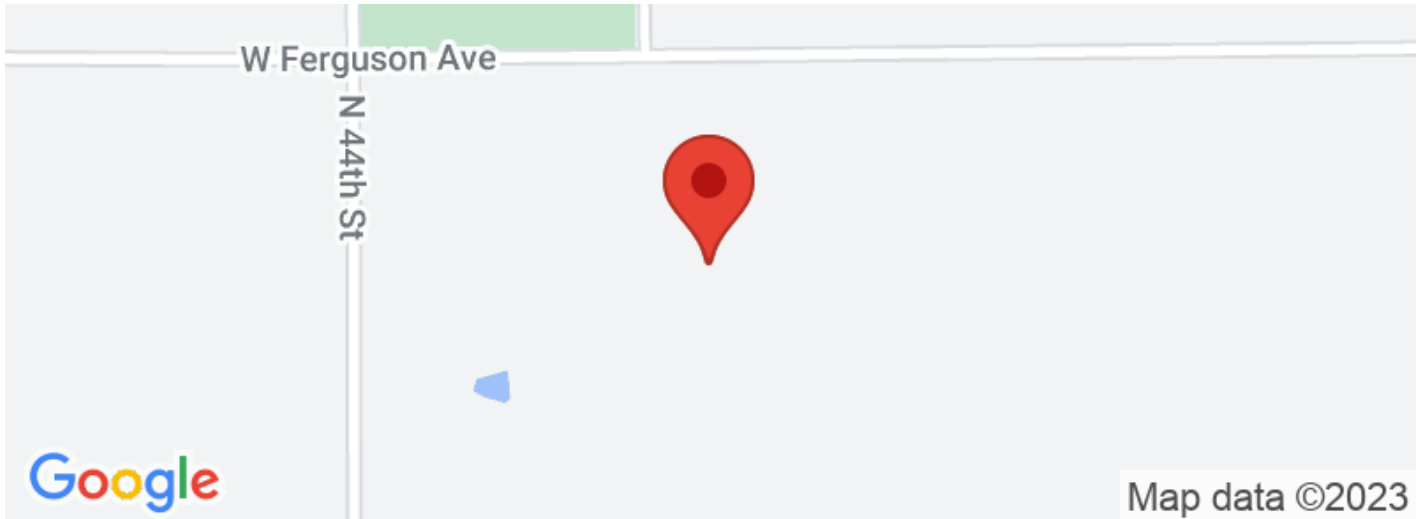
- 1) No commercial swine or poultry operations
- 2) No commercial marijuana grow operations
- 3) No building on the 33 acre portion of the property (West Side)



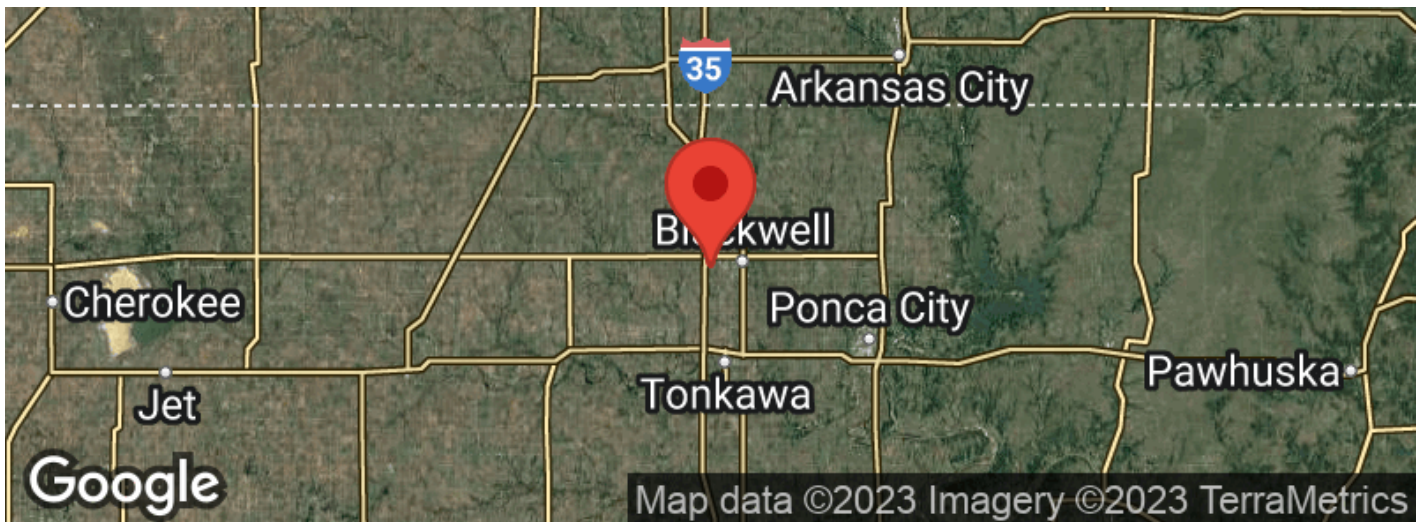
The Golfers Getaway
Blackwell, OK / Kay County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Tony Cerar

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(918) 671-8937

Email

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Address

City / State / Zip

Broken Arrow, OK 74012

NOTES



NOTES

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, 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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