

Nardin Tillable Ground
W Dry Rd
Nardin, OK 74646

\$424,000
160± Acres
Kay County



Nardin Tillable Ground
Nardin, OK / Kay County

SUMMARY

Address

W Dry Rd

City, State Zip

Nardin, OK 74646

County

Kay County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

36.8707 / -97.4404

Acreage

160

Price

\$424,000

Property Website

<https://arrowheadlandcompany.com/property/nardin-tillable-ground/kay/oklahoma/100352/>



Nardin Tillable Ground Nardin, OK / Kay County

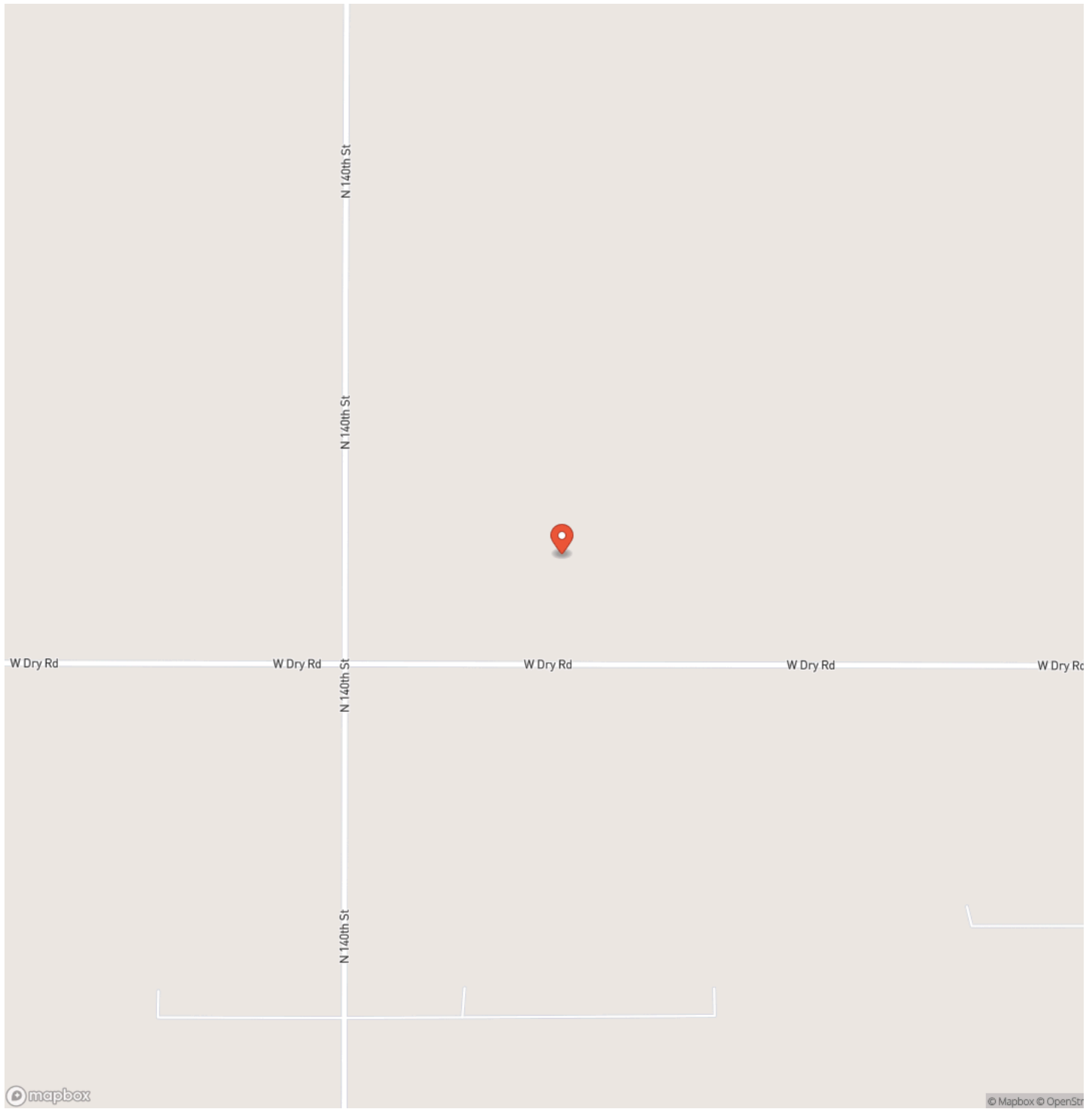
PROPERTY DESCRIPTION

This 160+/- acre farm in Kay County, Oklahoma offers a great combination of productive agriculture and recreational potential! With county road frontage along the south and west boundaries, the property provides excellent access for farming equipment or future improvements. The farm is primarily made up of quality tillable ground, making it a strong candidate for continued row crop production or leasing for agricultural income. The soils and layout allow for efficient farming operations, while the open fields provide the potential for solid annual returns. Historically, the farm has produced 25 to 40 +/- bushels of soybeans an acre and 1.5 to 2 +/- bales per acre of cotton (weather variant). Running through the middle of the property is a creek drainage lined with native grasses, creating a natural travel corridor for wildlife and adding diversity to the landscape. This strip of habitat breaks up the tillable acres and provides excellent bedding and cover for deer, along with habitat for upland birds and other native wildlife. With the combination of productive farmland and natural habitat, the property has great recreational potential for hunting and outdoor enjoyment while still maintaining its agricultural value. Whether you are looking for an income-producing farm, a place to develop a hunting setup, or a long-term land investment, this Kay County tract offers a great opportunity. The farm is located 20+/- minutes from Blackwell, 35+/- minutes from Ponca City, 1 hour and 35+/- minutes to OKC, and 1 hour and 45+/- minutes from Tulsa. 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.

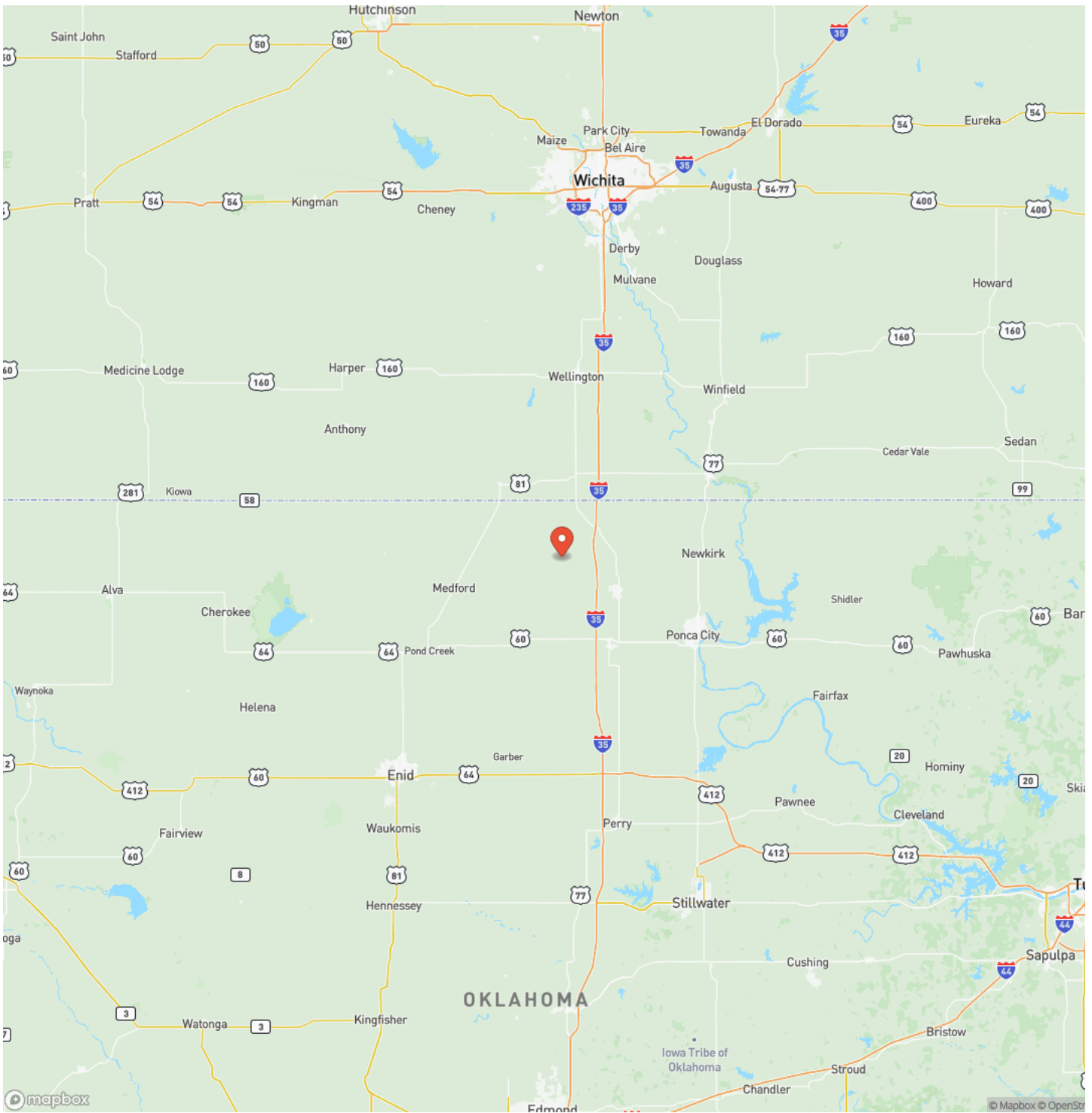
Nardin Tillable Ground
Nardin, OK / Kay County



Locator Map



Locator Map



Satellite Map



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

