

Tract 4 Highway 11 Acres
0 Highway 11
Ponca City, OK 74604

\$386,400
77± Acres
Kay County



Tract 4 Highway 11 Acres
Ponca City, OK / Kay County

SUMMARY

Address

0 Highway 11 null

City, State Zip

Ponca City, OK 74604

County

Kay County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

36.7712 / -96.948479

Acreage

77

Price

\$386,400

Property Website

<https://arrowheadlandcompany.com/property/tract-4-highway-11-acres-/kay/oklahoma/107338/>



Tract 4 Highway 11 Acres Ponca City, OK / Kay County

PROPERTY DESCRIPTION

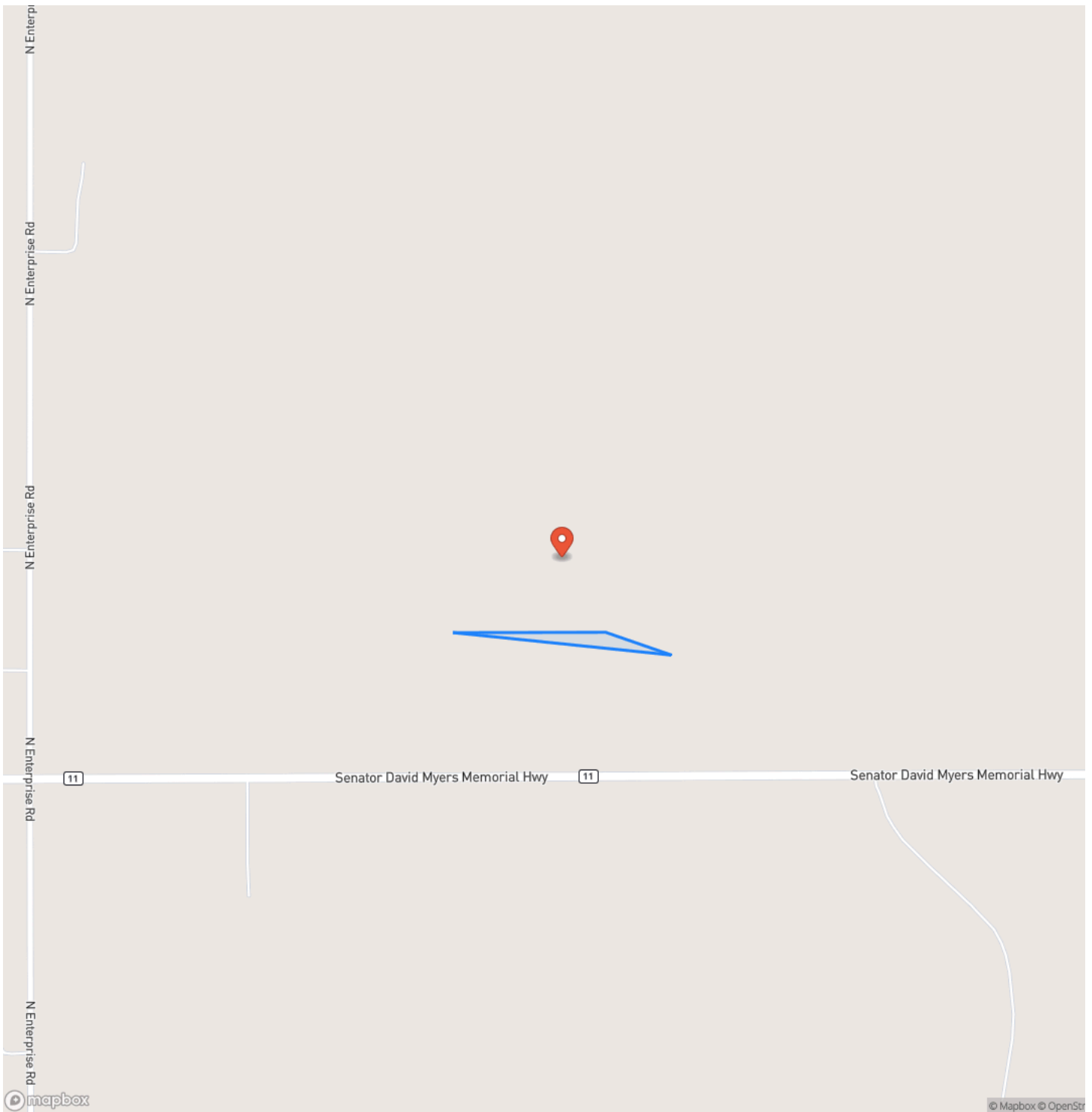
Welcome to this great opportunity to own 80 +/- acres in a desirable location between Ponca City and Kaw Lake! With direct Highway 11 frontage, open pasture, and existing improvements already in place, this Kay County property is well-suited for buyers looking to build, ranch, or invest in northern Oklahoma land. The landscape is primarily open pasture with gently rolling terrain, creating an excellent setting for a custom home, barndominium, shop, barn, or other improvements. Multiple potential homesites can be found throughout the property, allowing buyers to position a future home to take advantage of the views and wide-open Oklahoma skies. Whether you're looking to establish a homestead, build a forever home, or create a weekend retreat, this tract provides the space to bring your vision to life. For agricultural buyers, the property offers a strong foundation with cross fencing and water sources already in place. A small pond and access to a portion of a second pond provide water for livestock and add to the property's overall appeal. The farm is well-suited for cattle, horses, hay production, or a combination of agricultural pursuits. Conveniently located approximately 15 +/- minutes from Ponca City and less than 10 +/- minutes from Kaw Lake, you'll enjoy easy access to shopping, dining, employment opportunities, and some of the area's best fishing, boating, and outdoor recreation. Come take a look at this one before it's too late! Multiple other tracts are also available. Final acreage will be dependent on a survey. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Drew Palmer at [\(620\).660-2355](tel:620.660.2355). 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.



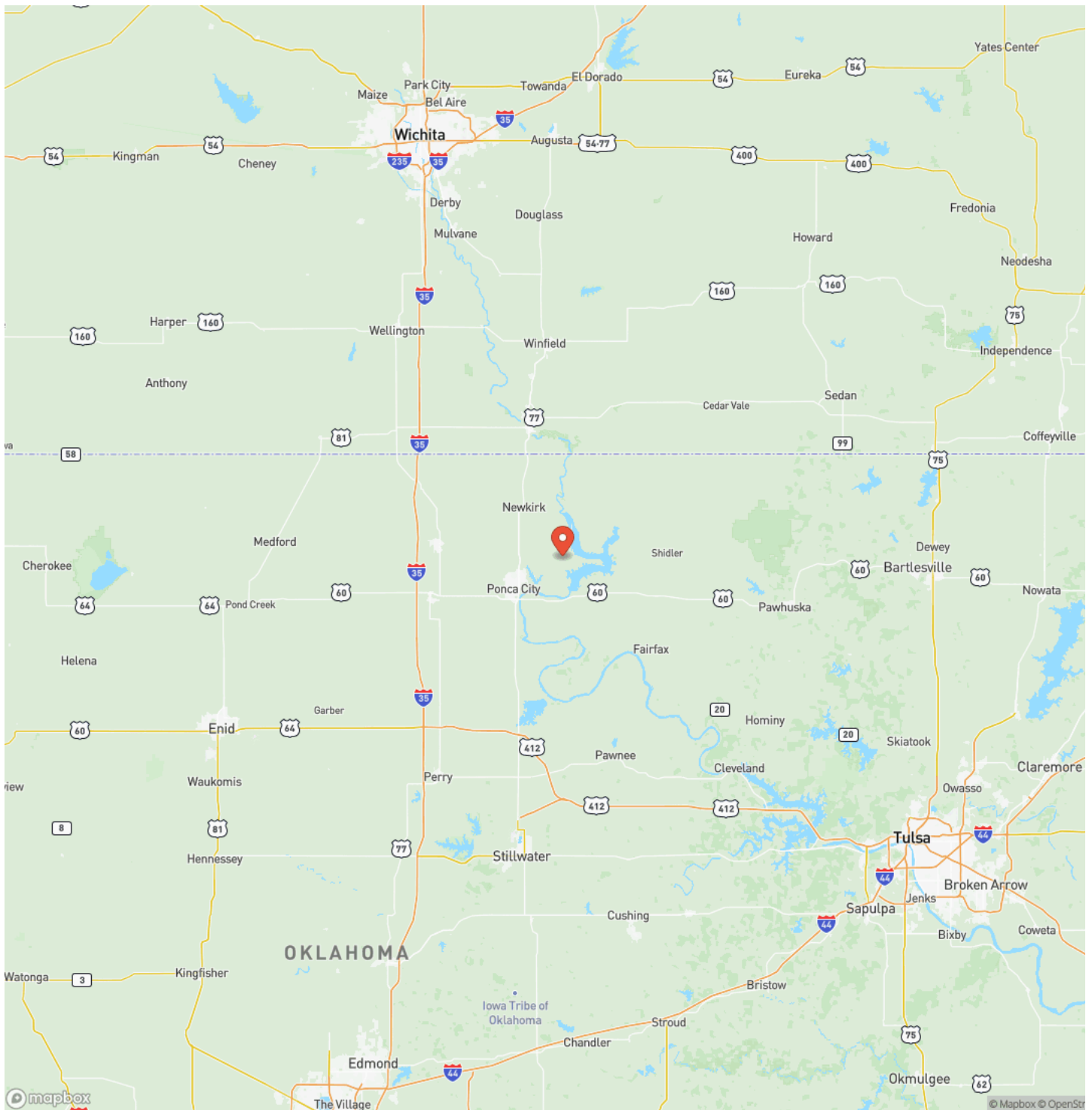
Tract 4 Highway 11 Acres
Ponca City, OK / Kay County



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/>

