

Tract 2 Highway 11 Acres  
N/a  
Ponca City, OK 74604

**\$260,150**  
43± Acres  
Kay County



**Tract 2 Highway 11 Acres**  
**Ponca City, OK / Kay County**

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**SUMMARY**

**Address**

N/a null

**City, State Zip**

Ponca City, OK 74604

**County**

Kay County

**Type**

Farms, Recreational Land, Undeveloped Land, Lot

**Latitude / Longitude**

36.772314 / -96.948837

**Acreage**

43

**Price**

\$260,150

**Property Website**

<https://arrowheadlandcompany.com/property/tract-2-highway-11-acres-/kay/oklahoma/107332/>



## Tract 2 Highway 11 Acres Ponca City, OK / Kay County

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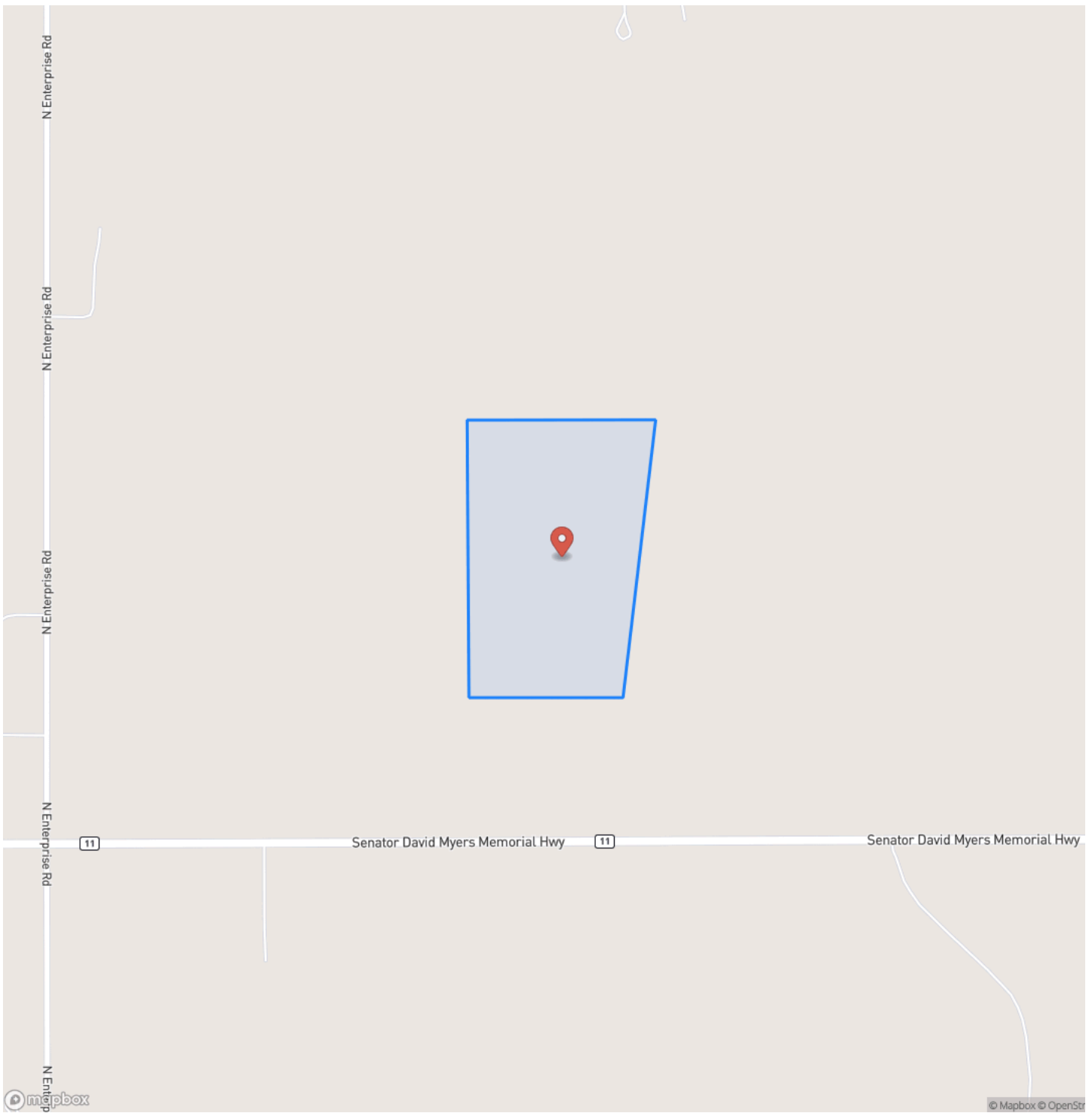
### **PROPERTY DESCRIPTION**

Welcome to 42.75 +/- acres of open, usable ground with excellent potential for agricultural, livestock, and residential use in Kay County, Oklahoma! This versatile property offers an outstanding setting for your future home. With gently rolling, open ground and plenty of space to spread out, buyers will have the freedom to design and build exactly what they envision. Whether you're planning a custom home, barndominium, shop house, or small hobby farm, this tract provides the room and flexibility to create your ideal country lifestyle while still maintaining convenient access to nearby amenities and recreation. The property is fenced and features a small pond, providing immediate utility for livestock grazing and agricultural use. The open landscape offers ample room for additional improvements such as a shop, barn, corrals, or cross fencing. Enjoy the benefits of country living while remaining conveniently located approximately 15 +/- minutes from Ponca City and less than 10 +/- minutes from Kaw Lake. Whether you're looking for productive pasture, a future homesite, or an investment in Oklahoma land, this property offers the opportunity to create something truly your own! Multiple additional tracts are available for purchase. Final acreage is dependent on a final 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:6206602355) .  
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.

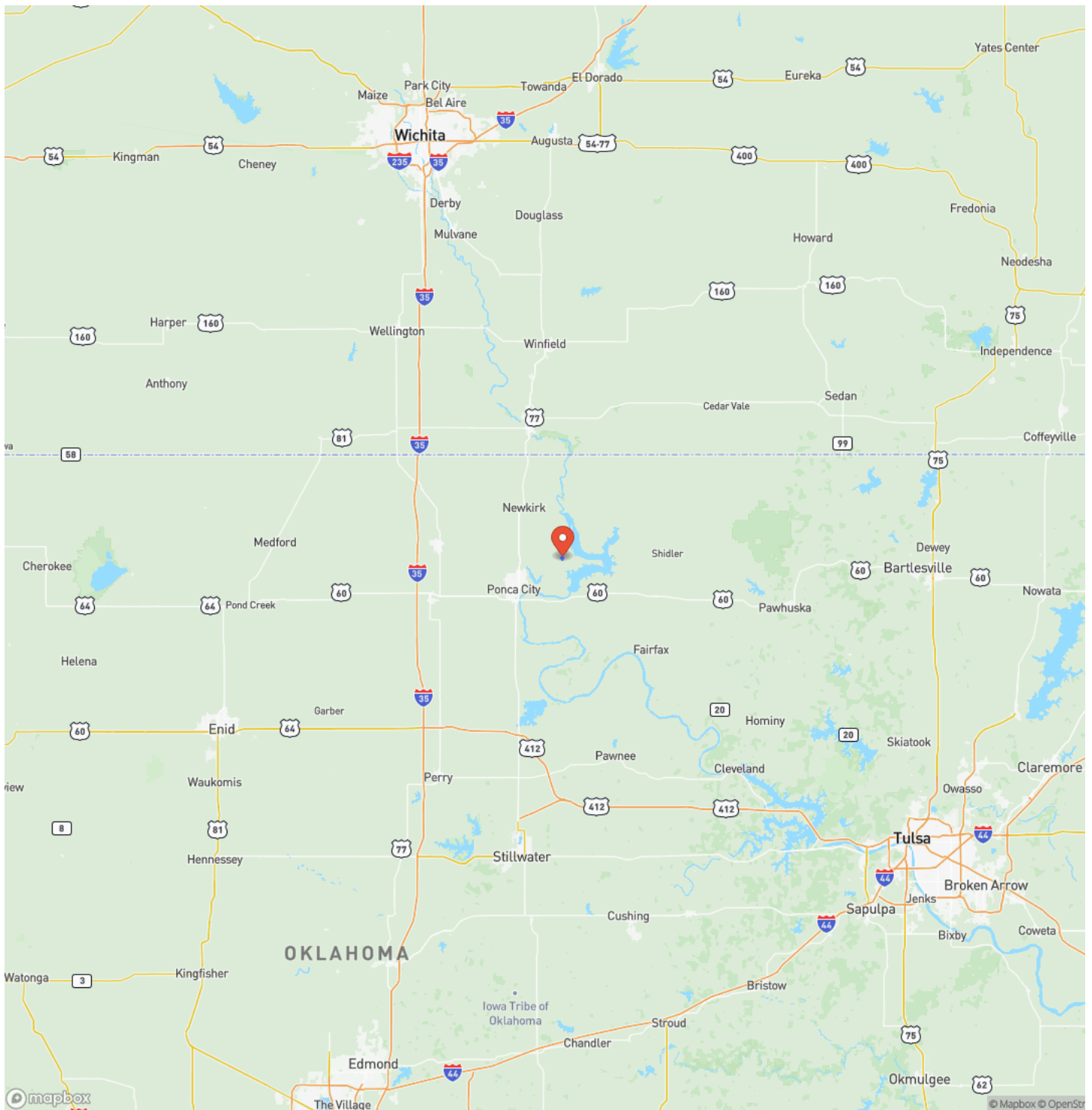
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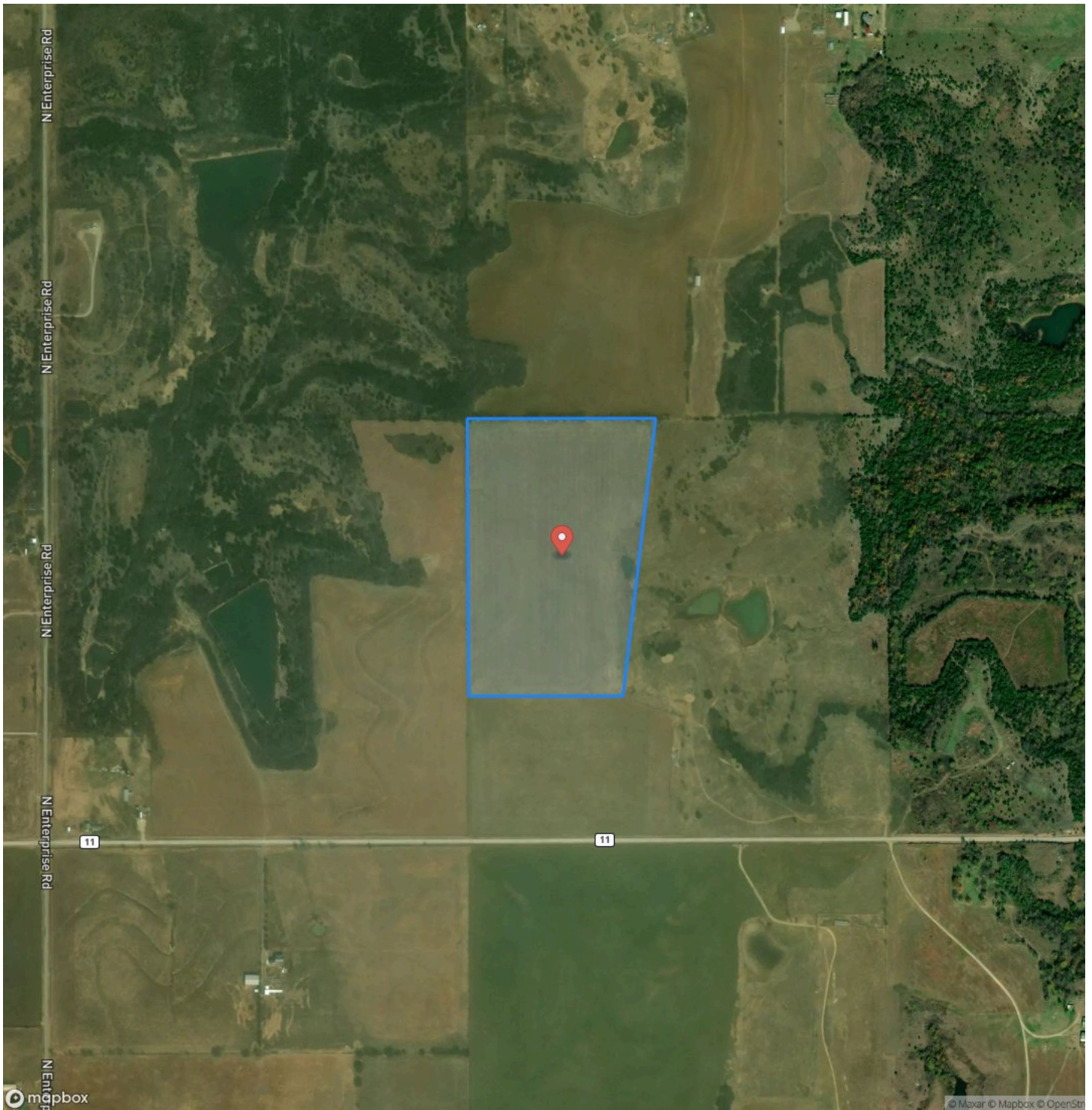
## Locator Map



# Locator Map



## Satellite Map



**Tract 2 Highway 11 Acres  
Ponca City, OK / Kay County**

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**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**

Drew Palmer

**Mobile**

(620) 660-2355

**Email**

drew.palmer@arrowheadlandcompany.com

**Address**

**City / State / Zip**

Kaw City, OK 74641

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**NOTES**

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## **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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**Arrowhead Land Company**  
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Sapulpa, OK 74066  
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<https://arrowheadlandcompany.com/>

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