

**Waterfowl Heaven! - 3.5 Miles of Salt Fork River - Ducks
and Big Bucks**
W. Oakland Road
Tonkawa, OK 74653

\$1,349,000
391± Acres
Kay County



Waterfowl Heaven! - 3.5 Miles of Salt Fork River - Ducks and Big Bucks Tonkawa, OK / Kay County

SUMMARY

Address

W. Oakland Road

City, State Zip

Tonkawa, OK 74653

County

Kay County

Type

Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

36.681522 / -97.381167

Taxes (Annually)

1203

Acreage

391

Price

\$1,349,000

Property Website

<https://oklahomalandmark.com/property/3-5-miles-of-river-frontage-waterfowl-and-deer-paradise-tonkawa-ok-kay-oklahoma/42732>



Waterfowl Heaven! - 3.5 Miles of Salt Fork River - Ducks and Big Bucks

Tonkawa, OK / Kay County

PROPERTY DESCRIPTION

These types of properties don't come up for sale very often. This is 391 acres with 3.5 MILES OF SALT FORK ARKANSAS RIVER FRONTAGE located just 1 hour north of OKC. The trophy deer hunting and incredible turkey hunting are a given but the waterfowl hunting with the tillable/floodable ground and river frontage is second to none. NOT SHOWN IN PICTURES there is a 40 acre+ duck marsh project that is nearing completion. This is an incredible addition to this property and you will never see anything like this setup. I will have pictures available soon. There is no expense being spared with this project. There is approximately 145 acres of flat, tillable ground with the remainder being mature hardwoods with more rubs, scrapes and deer trails than you have ever seen. The 3 elevated blinds are new and absolutely massive. There are 2 small ponds located on the property. The fencing and cross-fencing is impeccable. There are also cattle facilities located at the entrance. The income currently produced from the incredible hay production just adds to the many reasons why this place is a no brainer. Call me and let's go take a look at this place. You won't be disappointed.

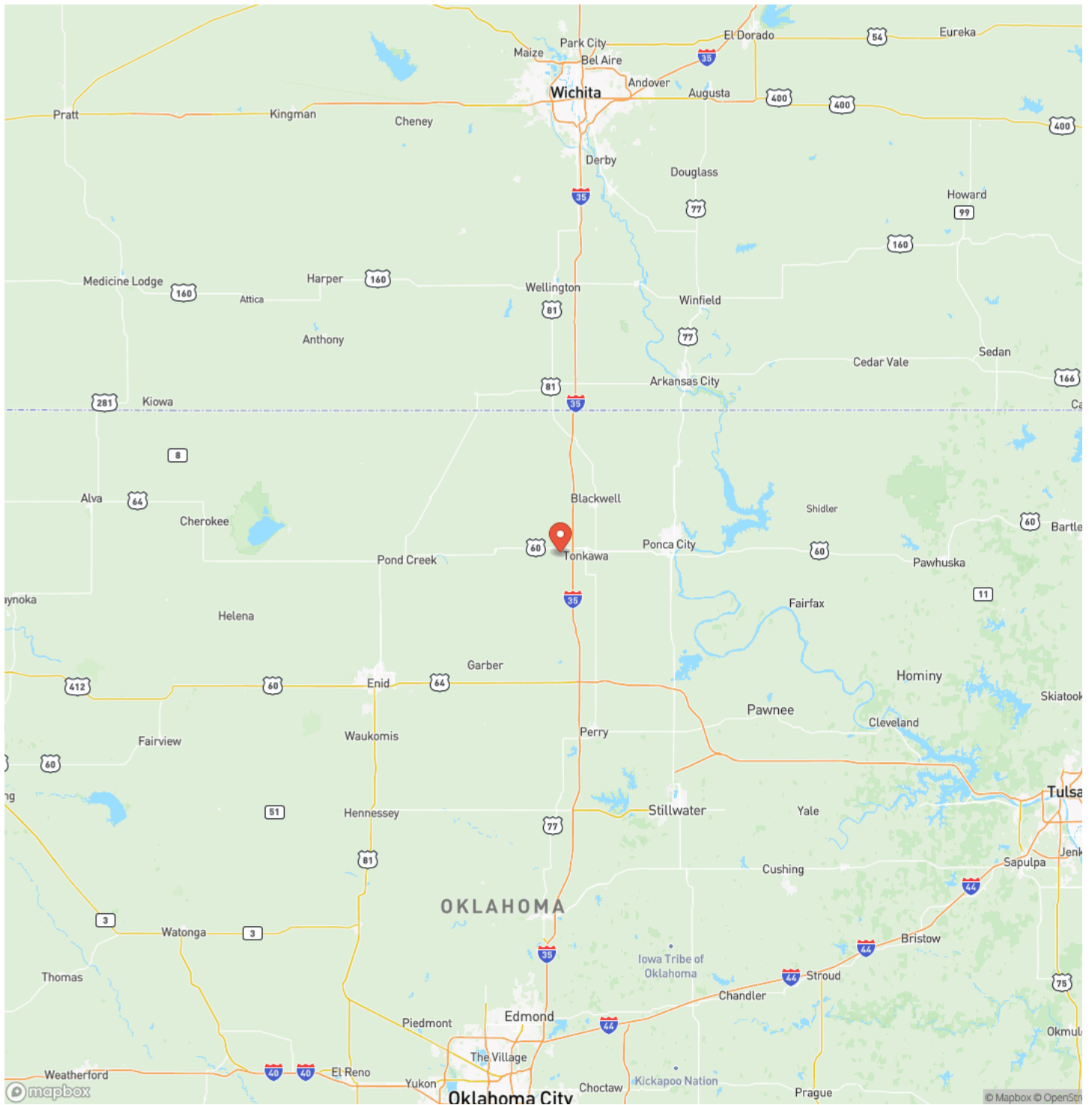
Waterfowl Heaven! - 3.5 Miles of Salt Fork River - Ducks and Big Bucks
Tonkawa, OK / Kay County



Locator Map

Waterfowl Heaven! - 3.5 Miles of Salt Fork River - Ducks and Big Bucks
Tonkawa, OK / Kay County

Locator Map



Satellite Map



Waterfowl Heaven! - 3.5 Miles of Salt Fork River - Ducks and Big Bucks Tonkawa, OK / Kay County

LISTING REPRESENTATIVE

For more information contact:



Representative

Blake Merritt

Mobile

(405) 317-8670

Office

(405) 317-8670

Email

blake@OklahomaLandmark.com

Address

City / State / Zip

Nichols Hills, OK 73116

NOTES

[illegible]

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.

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.

Metro Mark Real Estate
6501 Avondale Drive
Nichols Hills, OK 73116
(405) 848-8818
