

80± Acres of Quality Tillable Farmland Auction
00000 W Peckham Rd
Nardin, OK 74646

\$1
80± Acres
Kay County



80± Acres of Quality Tillable Farmland Auction Nardin, OK / Kay County

SUMMARY

Address

00000 W Peckham Rd

City, State Zip

Nardin, OK 74646

County

Kay County

Type

Undeveloped Land

Latitude / Longitude

36.886971 / -97.438185

Acreage

80

Price

\$1

Property Website

<https://l2realtyinc.com/property/80-acres-of-quality-tillable-farmland-auction-kay-oklahoma/87739/>



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PROPERTY DESCRIPTION

****Auction****

Time and Date: September 30th, 2025 @ 6:00pm

Location: Blackwell Event Center 800 S. Main St Blackwell, OK 74631

This 80± acre tract in north western Kay County offers a solid return with its quality soils and productive history. Located about 5 miles north of Highway 11 and just 4.5 miles west of I-35. This area is known to be wheat country but will produce some strong yields in row crop grains as well.

The land is primarily made up of Class II Kirkland silt loam, typically a highly productive soil type in the region. The farm is currently in active production, and a tenant is in place through the 2026 wheat harvest, giving a buyer the benefit of immediate income.

The ground slopes gently to the south with a well-defined waterway on the southern end that helps with drainage. This is clean, open tillable ground that's been cared for, and lays out nicely for farming. In addition to the farming opportunity this property also offers some upland bird hunting.

Whether you're looking to expand your farming operation or purchase an income-producing investment don't miss your chance at this 80 acre auction on September 30th at 6:00pm.

Key Features:

- 80± acres of tillable farmland
- Located in western Kay County, OK
- About 5 miles north of Highway 11
- Just 4.5 miles west of I-35
- Class II Kirkland silt loam
- Gently rolling with drainage waterway
- Tenant in place through 2026 wheat harvest
- Upland bird hunting potential
- Strong return with long term value

For more information or to schedule a time to look at the property, contact Clint Graves at [\(620\) 440-2683](tel:6204402683) or email at cgraves@L2realtyinc.com

Auction Terms

ONLINE & LIVE. Online bidding will open at 2:00pm on 09/28/25 and the live auction will begin at 6:00pm on 09/30/2025. Bidding will be conducted via online, by phone, or in person. Download our app "L2 Realty Auctions" or go to <https://l2realtyinc.bidwrangler.com/ui> to keep up and place bids. The auction will conclude upon closing of the live bidding.



There will be a 10% buyers premium added to the high bid to determine the contract price. Closing fee and title insurance fee will be split 50/50 between seller and buyer.

The property is selling subject to a reserve.

Seller owns 50% of the mineral rights and they will transfer at closing.

Bids submitted shall be "firm bids" available for sellers acceptance and without contingencies. Interested buyers need to view the property prior to the date of the auction and have financing approval along with any inspections performed prior to bidding.

Final sales price will be calculated by 80.0 times the final bid plus buyer's premium.

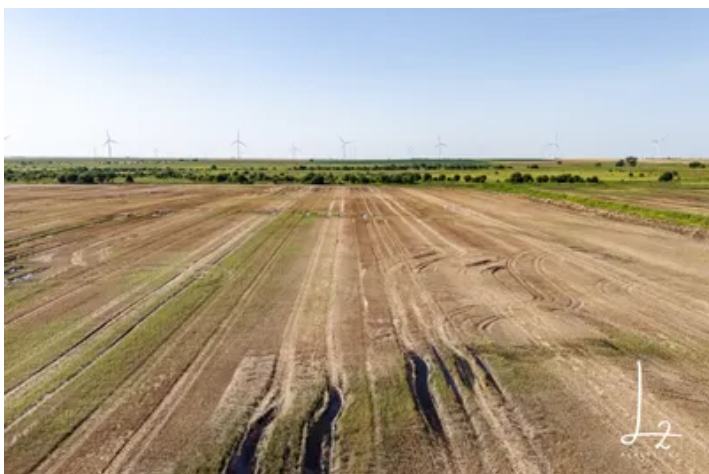
Upon acceptance of a bid by seller, the real estate contract will be provided by the seller's agent to the successful bidder promptly, and the termed contract shall be executed by the successful bidder and tendered to seller's agent within 24 hours of the close of the auction. The earnest deposit in the amount of 10% of the final sale price will be tendered to Security Abstract Company within five (5) days of notification and acceptance. Remaining balance due at the time of closing.

Closing of the sale bid purchase will be conducted on or before 10/30/2025 at where time seller shall deliver possession.

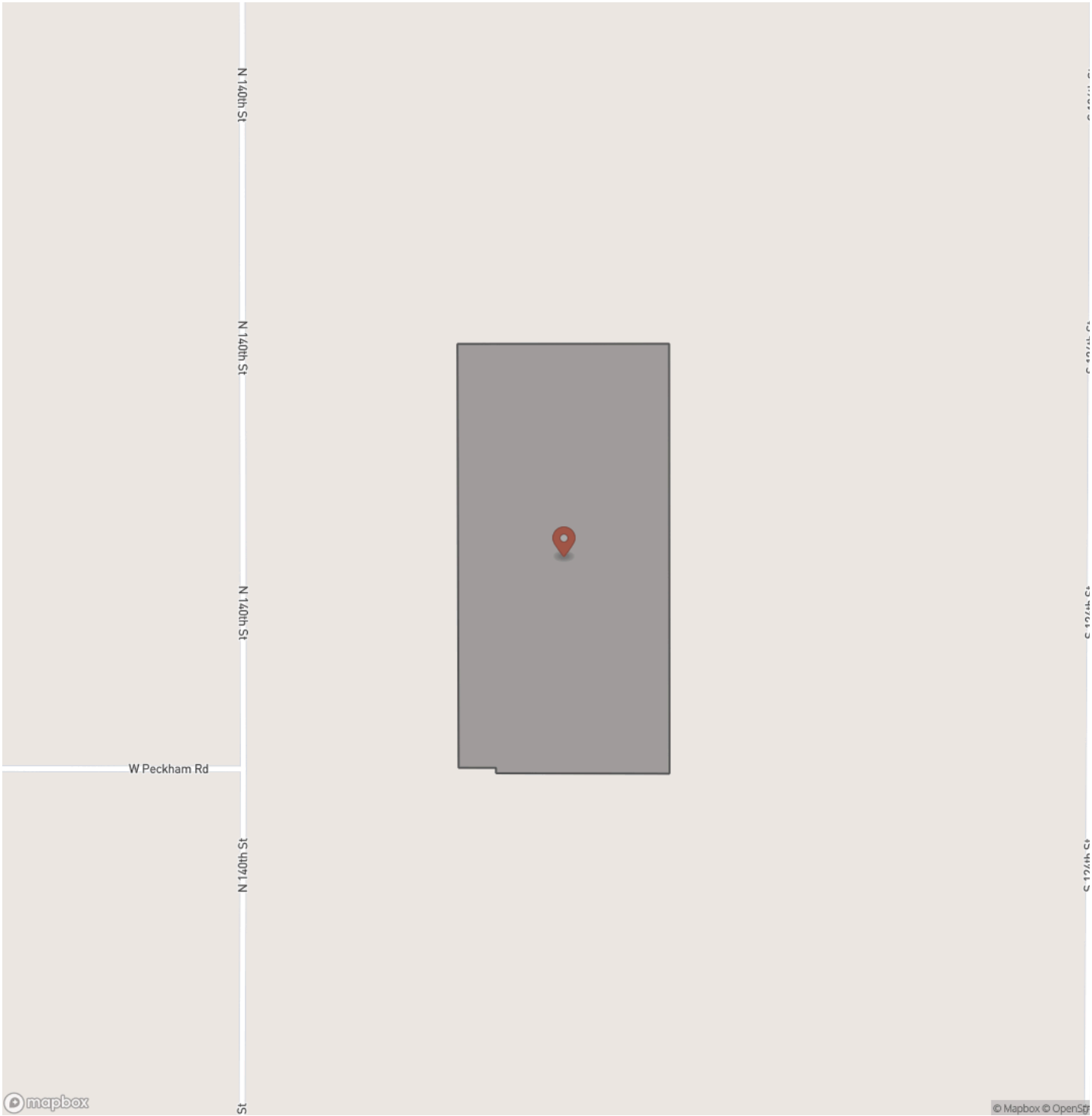
Selling subject to easements, restrictions, roadways and rights of way. Preliminary title work included.

Boundary property lines pictured are approximated for reference only. There will be no guarantee on any fence or property lines as the selling is of the legal description only. Property is selling "as is" condition and is accepted by the buyer without any expressed or implied warranties. All terms announced the day of the auction take precedence over any other advertising

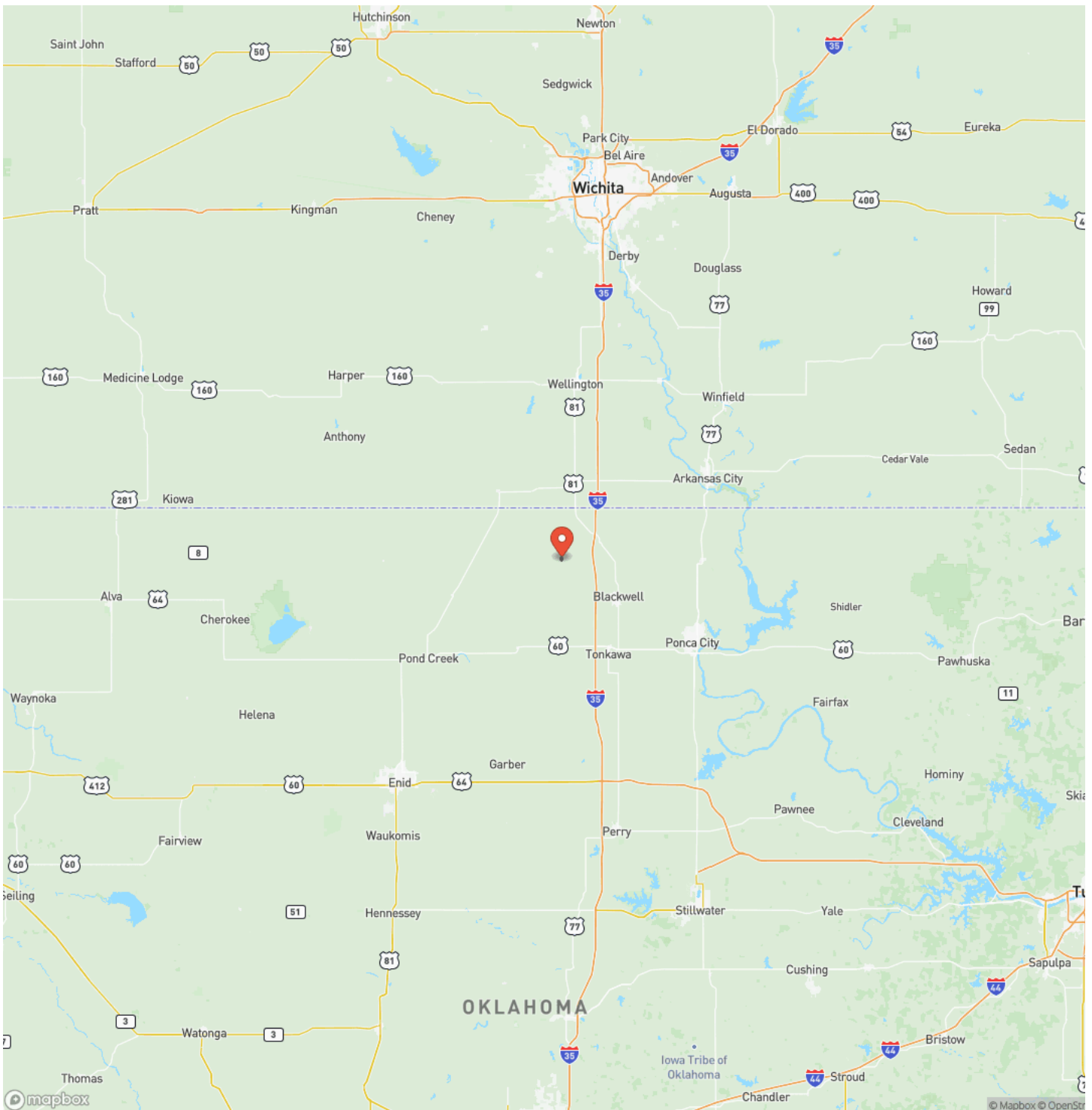
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Nardin, OK / Kay County



Locator Map



Locator Map



Satellite Map



80± Acres of Quality Tillable Farmland Auction Nardin, OK / Kay County

LISTING REPRESENTATIVE

For more information contact:



Representative

Clint Graves

Mobile

(620) 440-2683

Email

cgraves@l2realtyinc.com

Address

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

L2realtyinc.com

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.



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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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