

Ponca City - Tract 1  
0000 HWY 77 Tr 1  
Ponca City, OK 74601

**\$99,000**  
13.610± Acres  
Kay County



**Ponca City - Tract 1**  
**Ponca City, OK / Kay County**

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**SUMMARY**

**Address**

0000 HWY 77 Tr 1

**City, State Zip**

Ponca City, OK 74601

**County**

Kay County

**Type**

Undeveloped Land

**Latitude / Longitude**

36.779401 / -97.068946

**Acreage**

13.610

**Price**

\$99,000

**Property Website**

<https://l2realtyinc.com/property/ponca-city-tract-1-kay-oklahoma/83038/>





## **PROPERTY DESCRIPTION**

**PROPERTY:** 13.61+/- Acres

Whether you're looking to expand your farming operation, build your dream rural home, or expand your business off of Hwy 77, one of these tracts will fill your needs! Each of these tracts are just minutes from Ponca City.

### **Tract Sizes:**

**Tract 1:** 13.61 +/- acres

**Tract 2:** 16.33 +/- acres

**Tract 3:** 17.17 +/- acres

**Parcel Details:** Tract 1 has direct access to HWY 77 which provides a great opportunity for rezoning for a business.

**Access:** Just a few miles north of Ponca City this property provides a rural feel with the convenience of Ponca City.

**Features:** Tillable farm ground provides income and farming opportunities. Each tract features a waterway and a few select trees. Many bobwhite quail were seen while touring the property along with pheasant and deer tracks. Plenty of space to build your own hobby farm!

**Utilities:** Access to Electricity and Rural Water runs along both East Tower Road and HWY 77. A private well could possibly be dug to provide additional water for your homestead. This property is in Kay County RWD3. (RWD3 has advised water taps could be available for residential use, but not for commercial)

Don't miss out on a great opportunity to capture this elusive build site outside of Ponca City! Interested in this property? Please call or email the listing agent, Wesley Johnson, at [\(318\) 366-0859](tel:3183660859) or [wjohnson@l2realtyinc.com](mailto:wjohnson@l2realtyinc.com) or Tyler Gentry, at [\(316\) 641-3173](tel:3166413173) or [tgentry@l2realtyinc.com](mailto:tgentry@l2realtyinc.com) to set up your showing. Create your land legacy!

Three Small-Acreage Tracts

Tillable Farm Ground

Wildlife

Highway Frontage

Electricity Access Available

Rural Water Access Available

**MORE INFO ONLINE:**

**[L2realtyinc.com](http://L2realtyinc.com)**

5 minutes to Ponca City, OK

15 minutes to Blackwell, OK

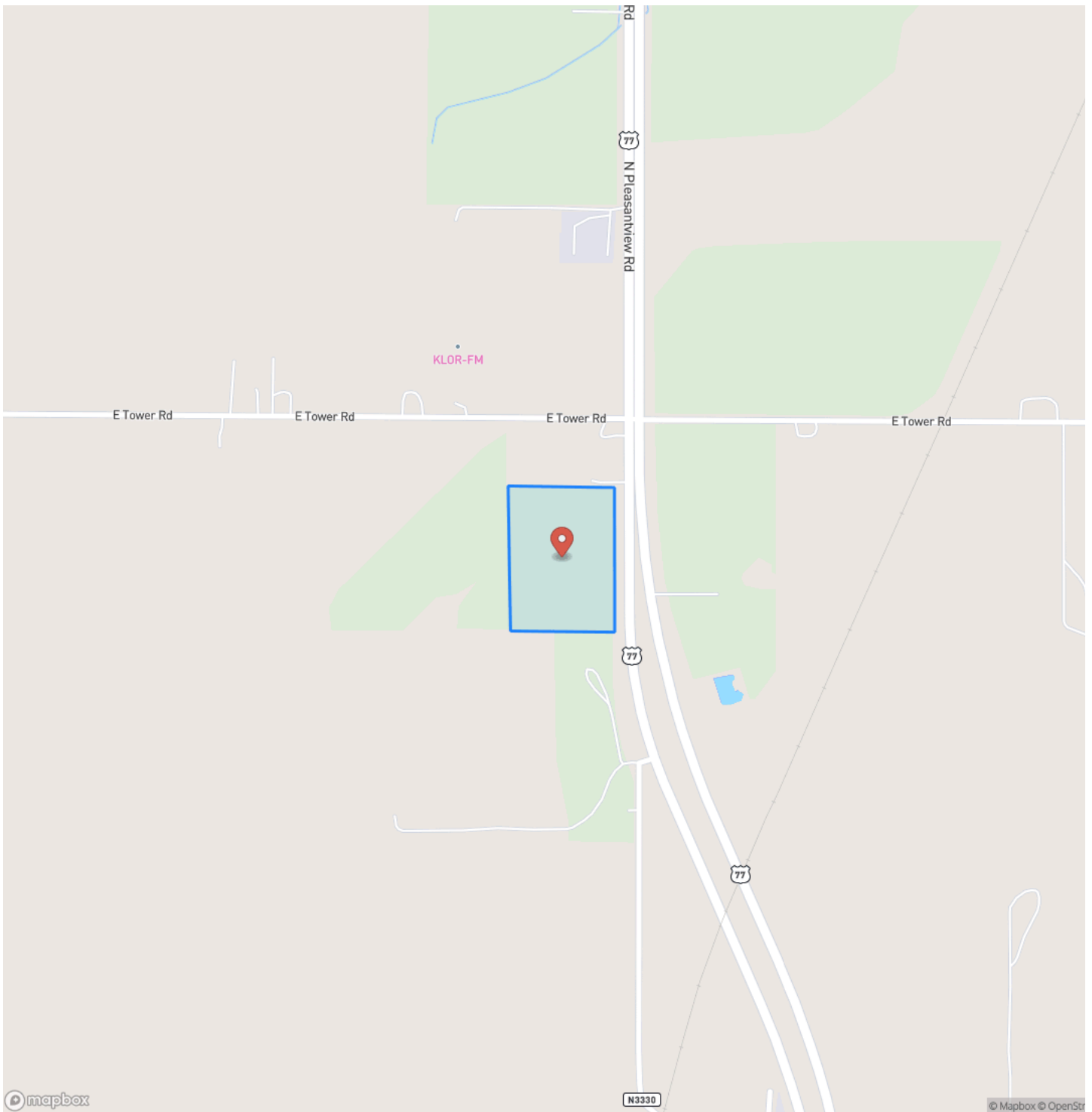
1.5 hours to Oklahoma City, OK



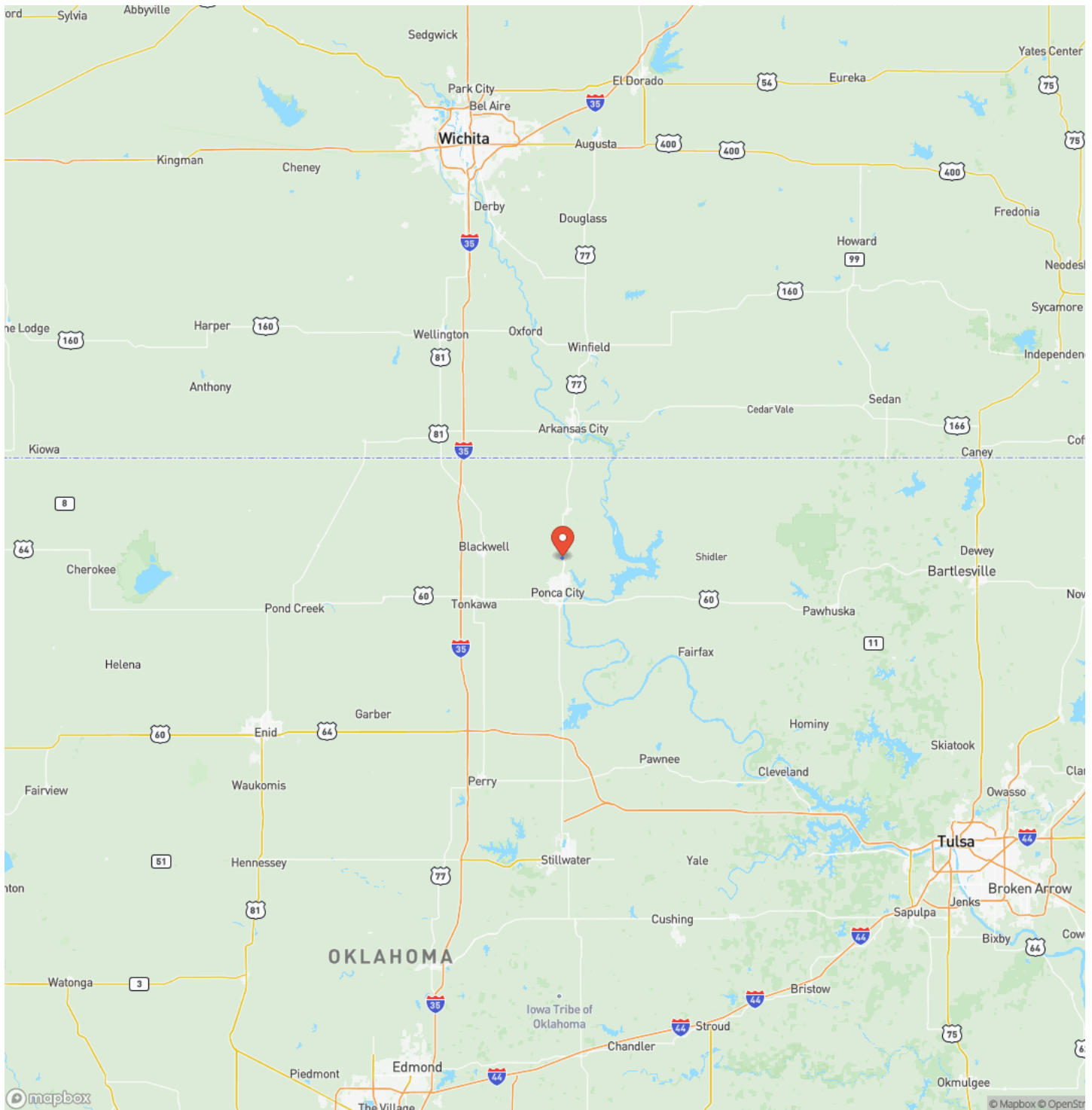
Ponca City - Tract 1  
Ponca City, OK / Kay County



## Locator Map

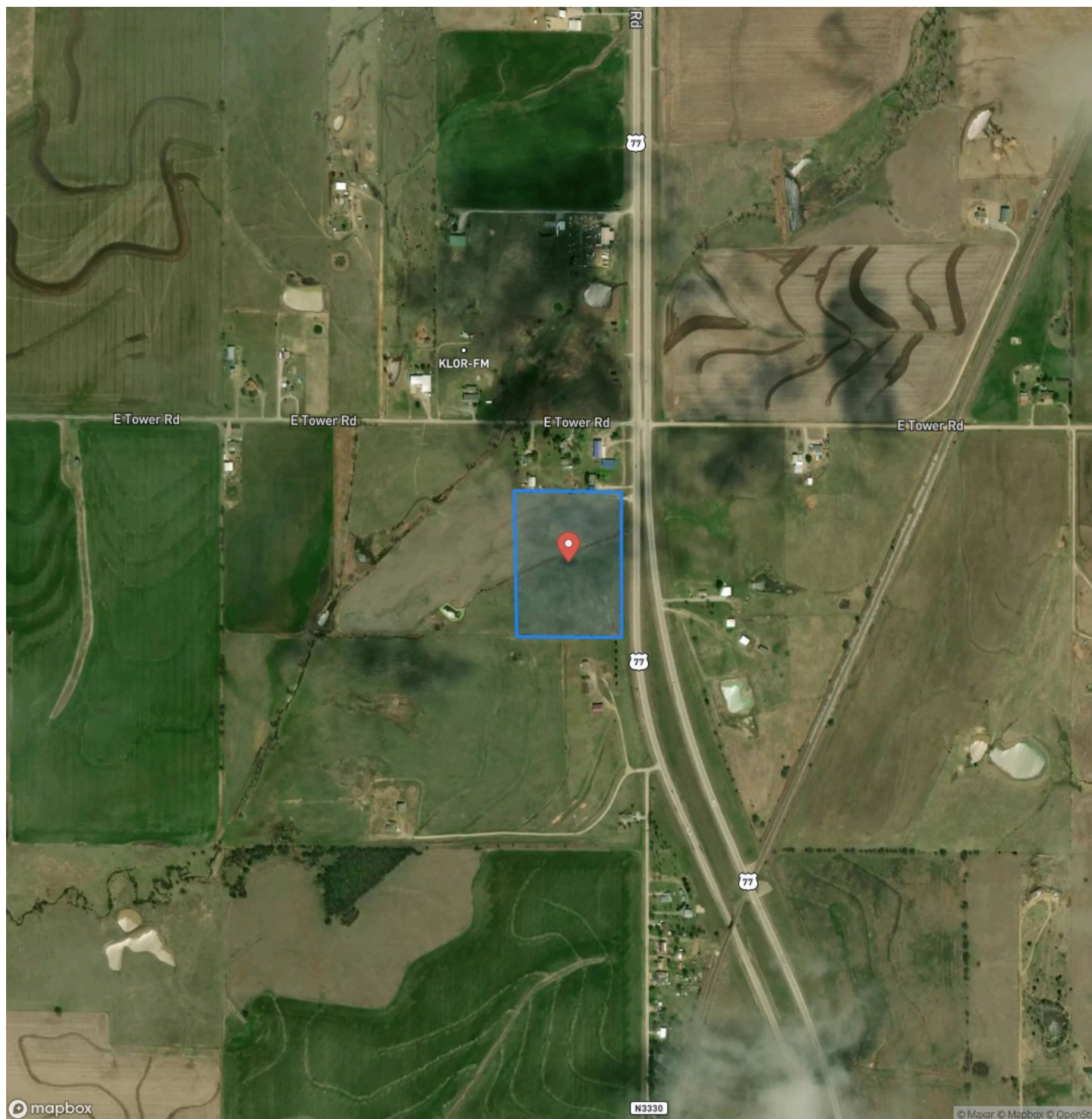


## Locator Map





## Satellite Map





**Ponca City - Tract 1**  
**Ponca City, OK / Kay County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Wesley Johnson

## Mobile

(318) 366-0859

## Email

wjohnson@L2realtyinc.com

### Address

City / State / Zip

## NOTES

[illegible]

[illegible]

**L2realtyinc.com**

## **DISCLAIMERS**

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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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