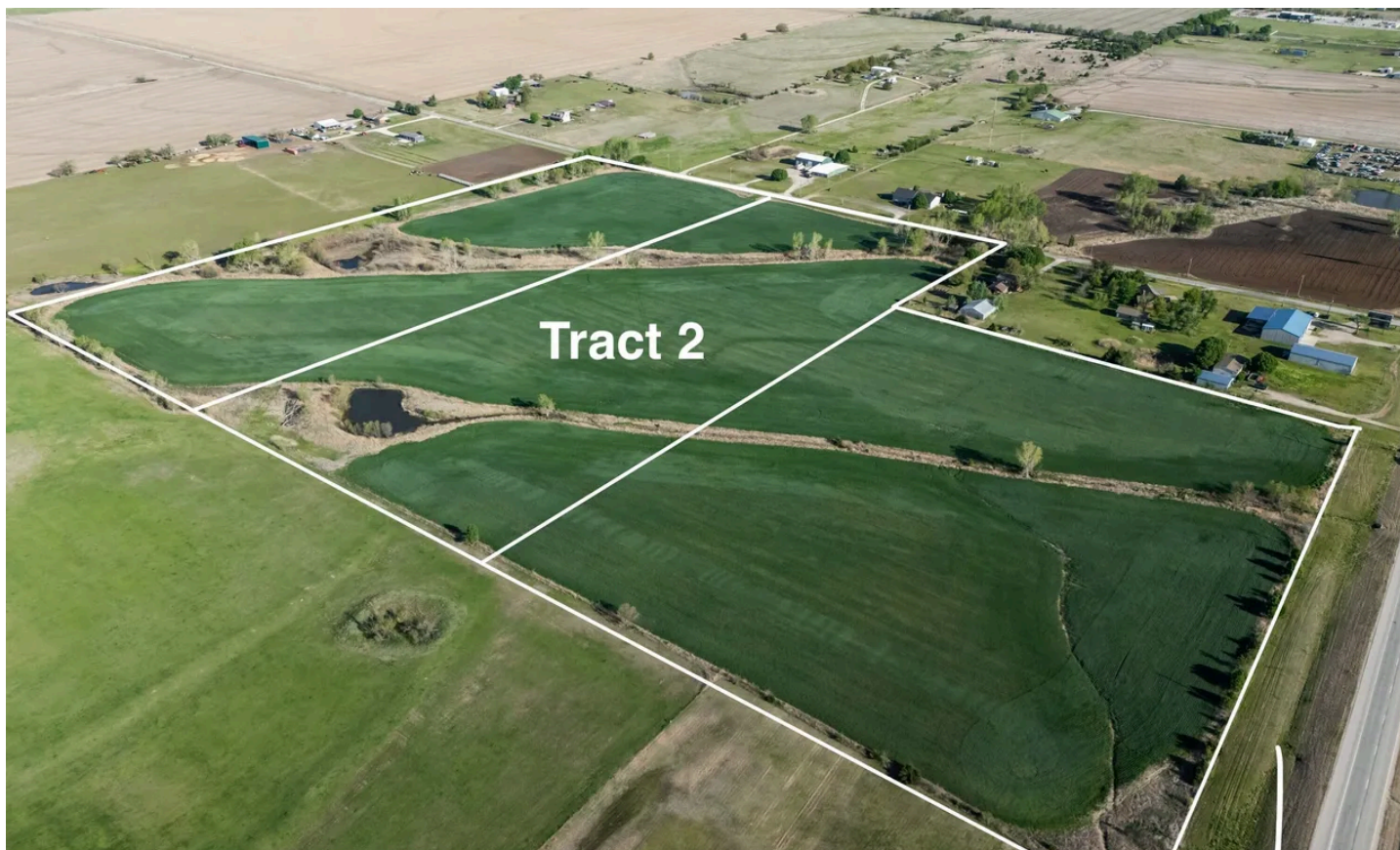


Ponca City - Tract 2
0000 E Tower Rd Tr 2
Ponca City, OK 74601

\$97,980
16.330± Acres
Kay County



Ponca City - Tract 2
Ponca City, OK / Kay County

SUMMARY

Address

0000 E Tower Rd Tr 2

City, State Zip

Ponca City, OK 74601

County

Kay County

Type

Undeveloped Land

Latitude / Longitude

36.779941 / -97.070994

Acreage

16.330

Price

\$97,980

Property Website

<https://l2realtyinc.com/property/ponca-city-tract-2-kay-oklahoma/83039/>



PROPERTY DESCRIPTION

PROPERTY: 16.33 +/- Acres

Whether you're looking to expand your farming operation or build your dream rural home, 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 2 has black top road frontage. This tract provides a private pond and excellent locations to build a home.

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 or Tyler Gentry, at [\(316\) 641-3173](tel:3166413173) or tgentry@l2realtyinc.com to set up your showing. Create your land legacy!

Three Small-Acreage Tracts

Tillable Farm Ground

Pond

Wildlife

Blacktop Road Frontage

Electricity Access Available



Rural Water Access Available

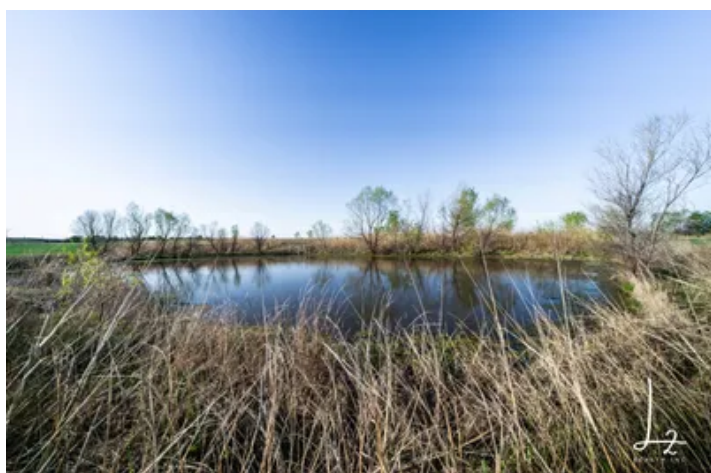
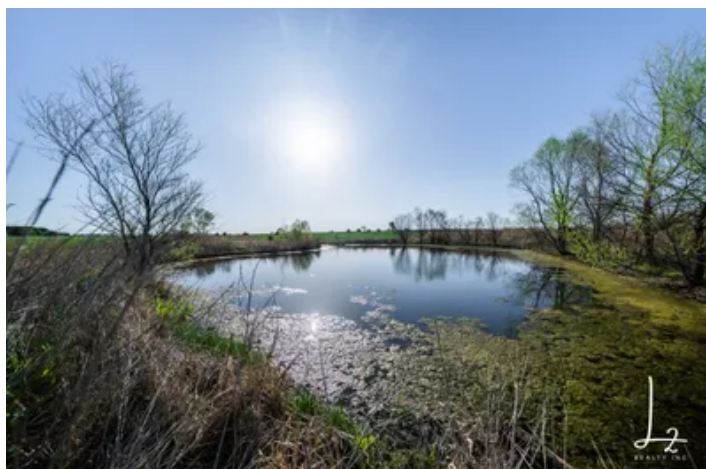
5 minutes to Ponca City, OK

15 minutes to Blackwell, OK

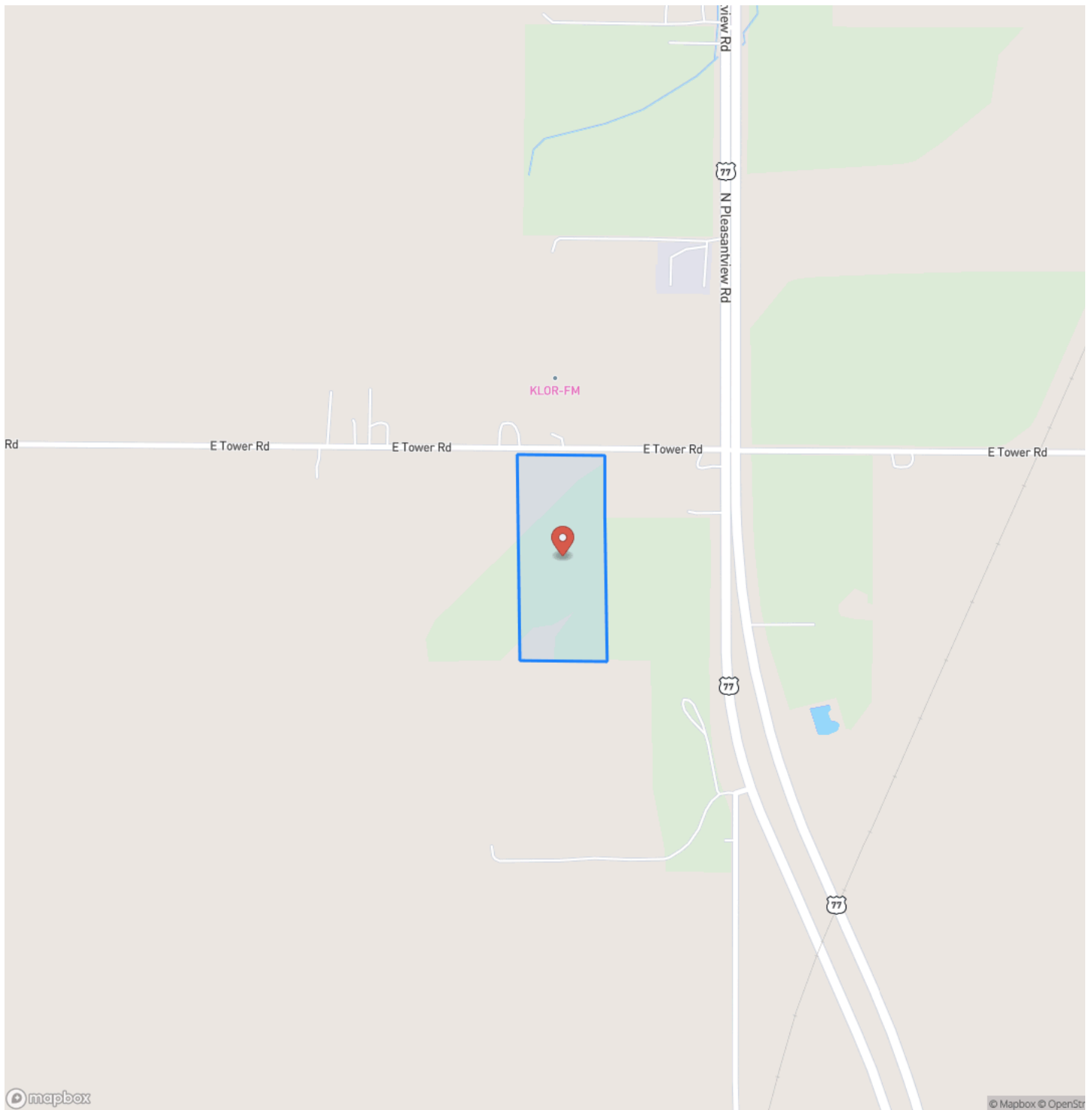
1.5 hours to Oklahoma City, OK



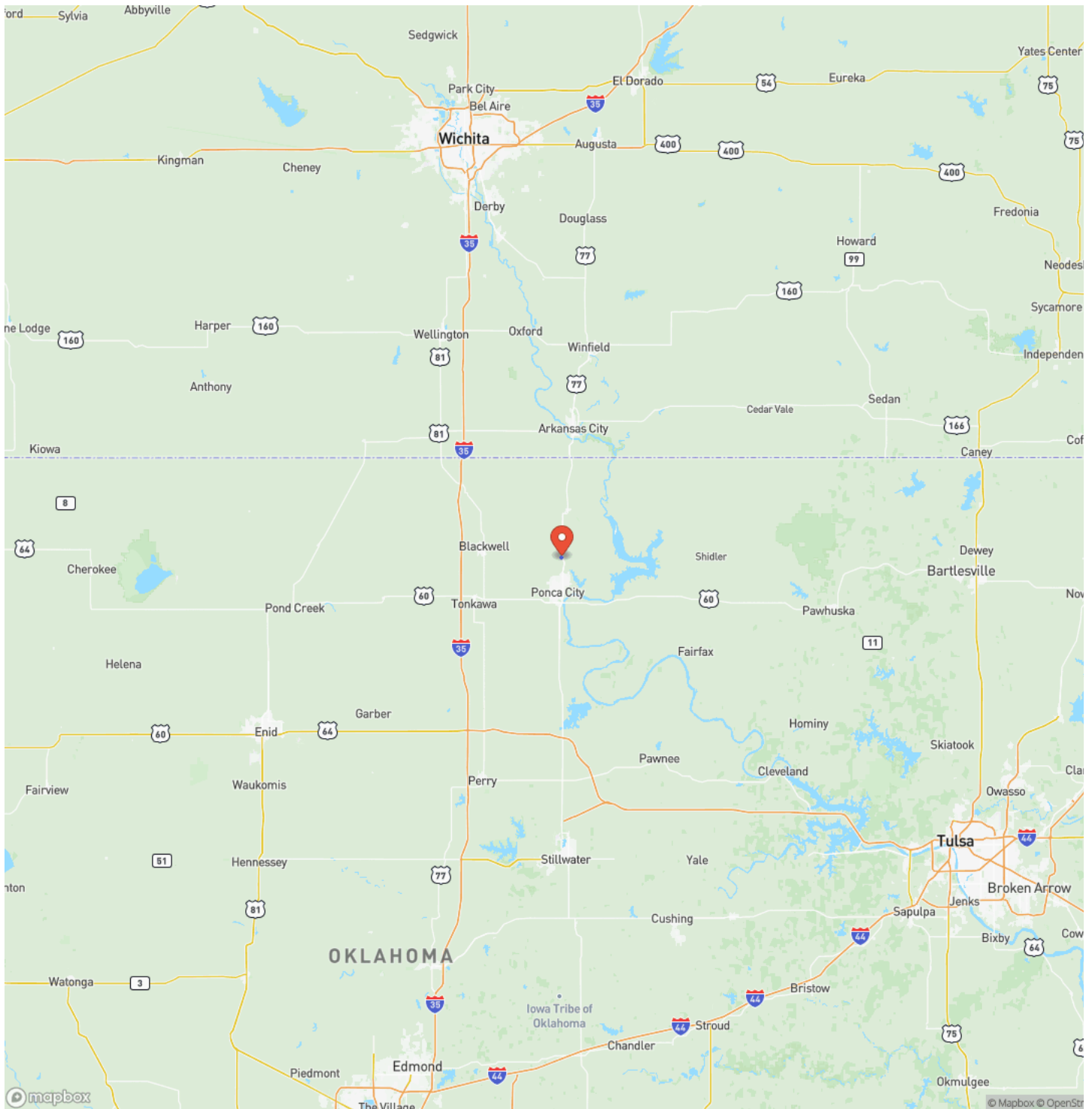
Ponca City - Tract 2
Ponca City, OK / Kay County



Locator Map



Locator Map



Satellite Map



Ponca City - Tract 2
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]

This image shows a blank 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.



L2realtyinc.com

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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