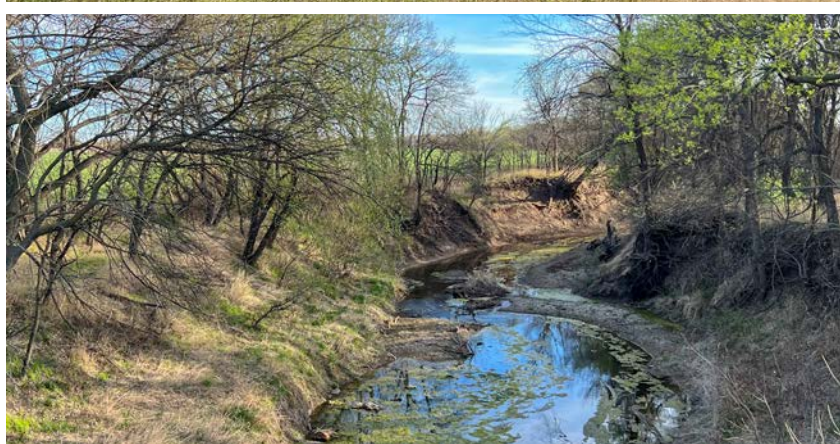


MIDWEST LAND GROUP PRESENTS



KAY COUNTY, OK

160 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SOUTHERN KAY COUNTY QUARTER SECTION WITH MUCH TO OFFER

Southern Kay County is where you can find this well-kept 3 bedroom 2 bath home on 160 acres. As you make your way down West Oakland Road you will approach the northeast corner of the property. With 110 +/- acres of tillable and 45+/- acres of pasture, this ground has much to offer to the farmer, rancher, or outdoorsman. Boise d'Arc Creek weaves itself in and out of the western edge of this property providing ample opportunity for panfishing or setting up on a whitetail. With over 100 years of family history, this farm has provided a phenomenal grounding place for generations and would suit anyone looking to put down roots to achieve the country lifestyle. The home was built in 1920 and was remodeled with an addition made to the south side

adding a large living area and two bathrooms. Sidewalks were poured around the entire perimeter of the home with a wheelchair ramp available adjacent to a massive deck with seating built in. Attached to the west side of the home is a large screened-in porch that is a great area for entertaining guests or just to relax and catch a breeze on a warm summer day. To the west of the home, you will find a small gazebo and in-ground storm shelter accompanied by chicken houses and small sets of corrals. To the north sits a two car garage with an electric opener as well as two barns that can be utilized in multiple ways. Quarter sections like this with so much to offer don't come around very often. Call (918) 578-9353 to schedule a private showing.



PROPERTY FEATURES

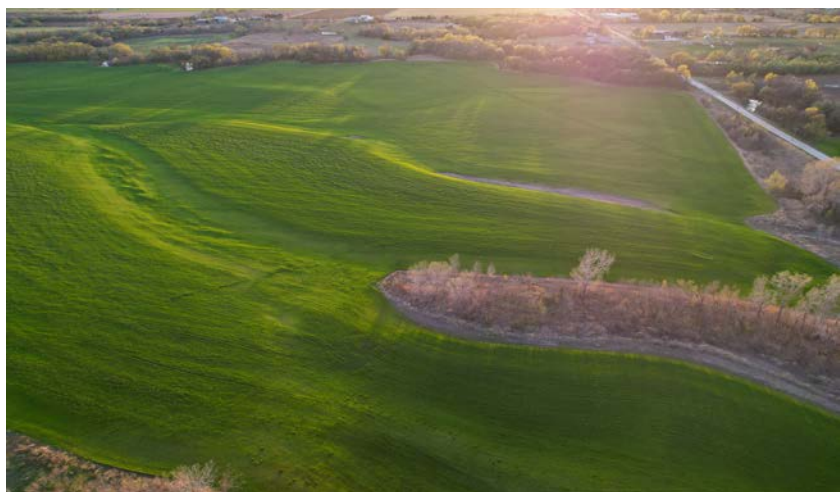
PRICE: **\$567,350** | COUNTY: **KAY** | STATE: **OKLAHOMA** | ACRES: **160**

- 45 +/- acres of pasture
- 110 +/- acres of tillable
- 3 bed 2 bath home sits on 5 +/- acres
- 2 car garage
- Barn/multiple outbuildings
- Live creek
- Cross fencing
- Deer
- Waterfowl
- 2 miles to Ponca City
- 45 minutes to Stillwater



160 +/- ACRES

With over 100 years of family history, this farm has provided a phenomenal grounding place for generations and would suit anyone looking to put down roots to achieve the country lifestyle.



45 +/- ACRES OF CROSS-FENCED PASTURE

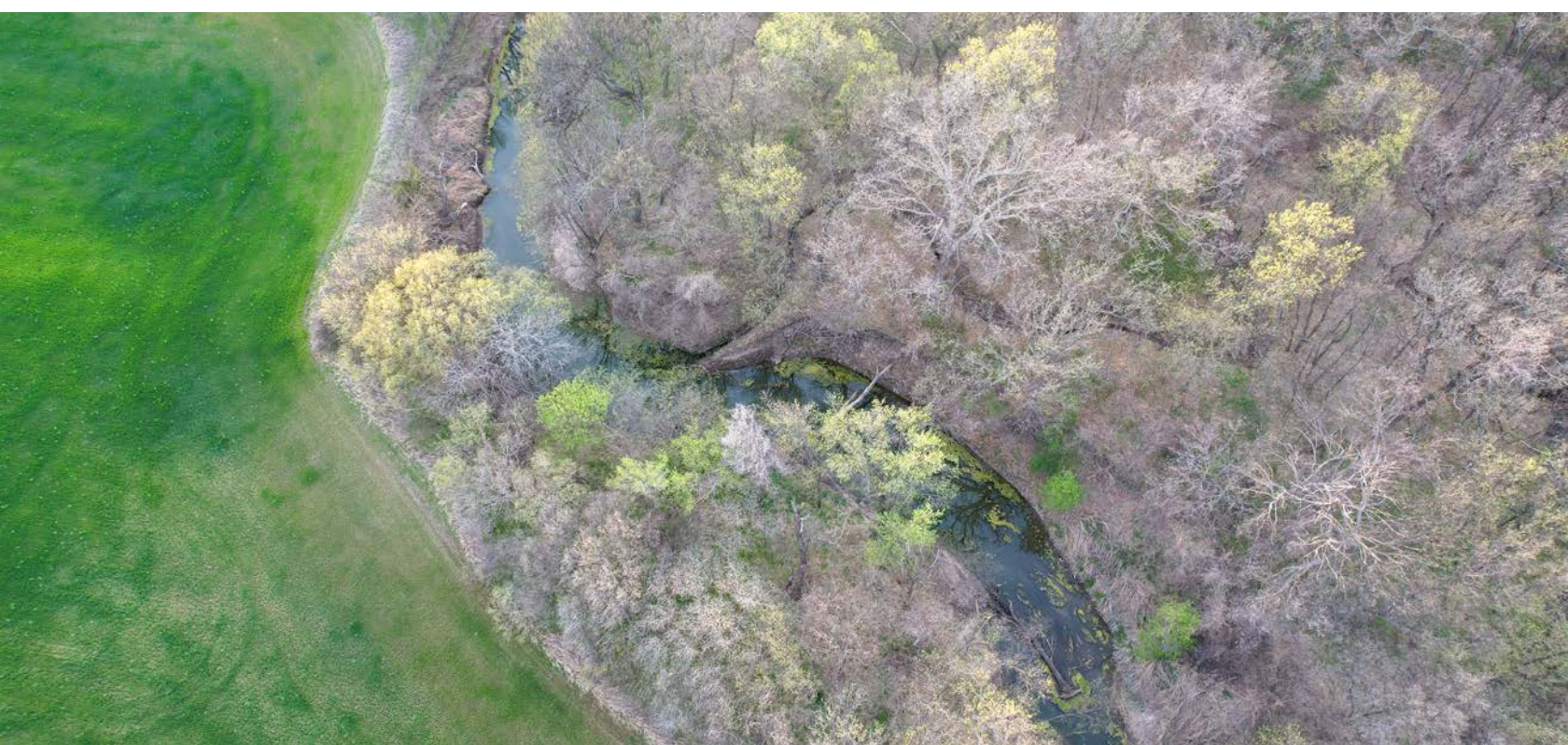
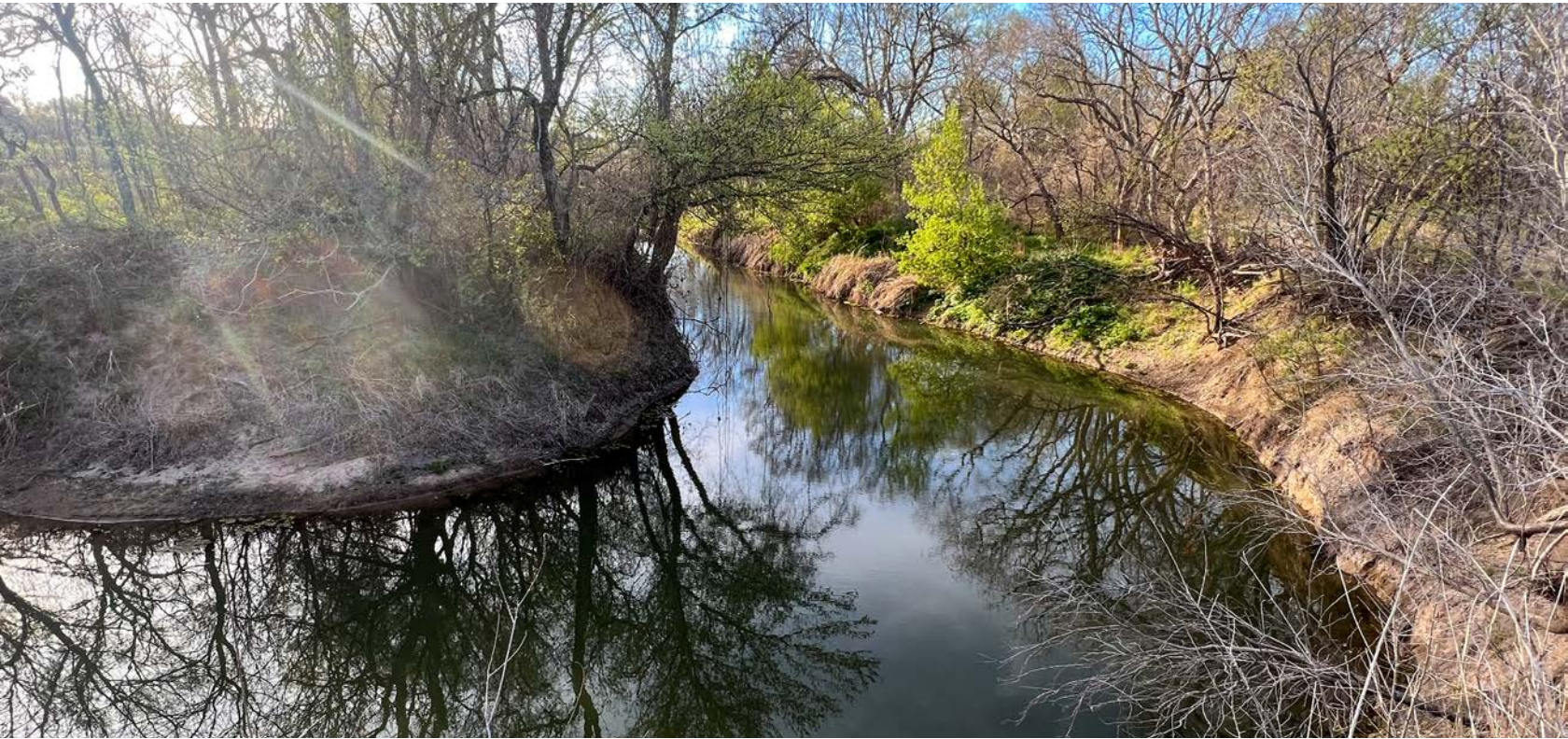


110 +/- ACRES TILLABLE



BOISE D'ARC CREEK

Boise d'Arc Creek weaves itself in and out of the western edge of this property providing ample opportunity for panfishing or setting up on a whitetail.



HOME

The home was built in 1920 and was remodeled with an addition made to the south side adding a large living area and two bathrooms. Sidewalks were poured around the entire perimeter of the home with a wheelchair ramp available adjacent to a massive deck with seating built in.



3 BED 2 BATH



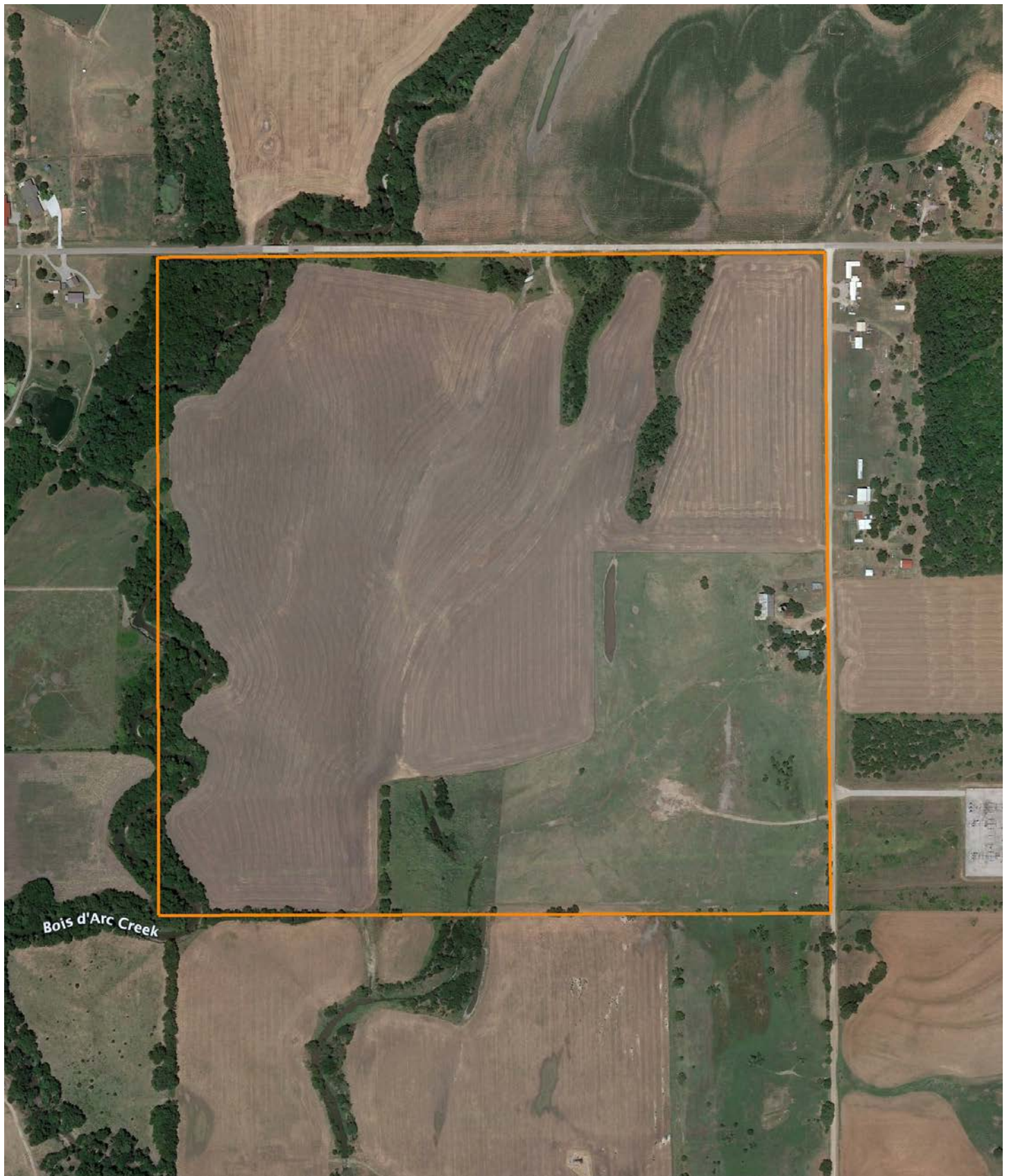
2 CAR GARAGE



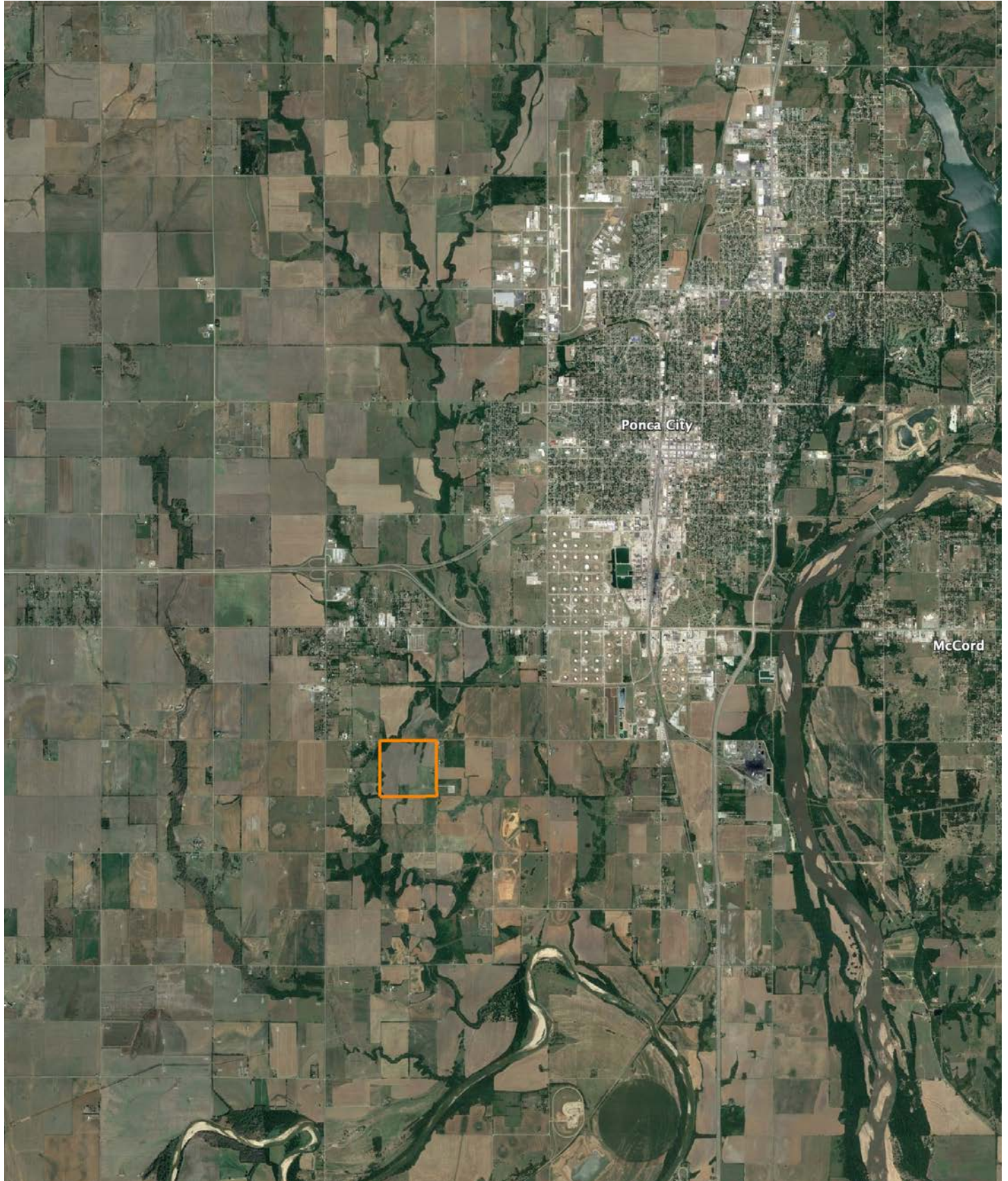
MULTIPLE OUTBUILDINGS



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

When it comes to discussing land or habitat improvement, Will Pester's enthusiasm and passion for the outdoors always shine through. Will was born and raised in Pawhuska, Oklahoma, a little over an hour's drive north of Tulsa. Here, he graduated from Pawhuska High School, went on to attend Rogers State University in Claremore, then obtained a Bachelor's Degree in fire protection and safety technology engineering from Oklahoma State in Stillwater.

For several years, Will worked in the Oil and Gas Industry, specializing in safety and pipeline inspection. At Midwest Land Group, he's able to use his experience in investigation and analysis to market the unique features your land has to offer to potential buyers.

When he's not working, you can often find him chasing mature whitetails with his bow, fishing with his kids, golfing, and traveling with his wife. He serves as a coach for his son's basketball and football teams, as well as his daughter's basketball team. Will lives in Pawhuska with his wife Jeri, sons Beck and Penn, and daughter Karter. If you're ready to buy or sell, give Will a call.



WILL PESTER, LAND AGENT
918.578.9353
WPester@MidwestLandGroup.com



MidwestLandGroup.com

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