

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

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# KAY COUNTY OKLAHOMA



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# SECLUDED HOME WITH SHOP ON 80 +/- ACRES

If you are looking for uniqueness and seclusion, then this modern-day desert-rammed earth home tucked away on 80 +/- acres awaits you. Located in northeastern Kay County close to the Oklahoma/Kansas border, this place is far enough away from everything but still close enough to town for all your needed amenities. Coming up to the property will lead you to a dead-end county road followed up by the well-maintained driveway, which takes you through the center of the 80 right up to one of the higher elevation spots of the ground where the house and shop both sit. This 3 bed 3 bath home pulls its inspiration from the homes one can find in the high desert mountain. Not only is it stylish and elegant, but also weathers well in the hot and colder climates. As you walk in through the front door you will be greeted by the spacious living room with large ceilings and an ample amount of natural lighting coming in off the back patio along with stained concrete floors throughout. The kitchen has granite countertops with a 1/2 bath off to the side. Heading towards the attached garage will bring you to the large 9'x9' safe room with an ICF block concrete ceiling for added protection. The back

of the house holds the 3 bedrooms and 2 additional baths including the master room with a master bath and walk-in closet. Keep your tools, toys, and equipment out back in the large 40'x80' shop with a 20' lean-to. There is also a set of stalls and a small trap next to the shop to house your livestock. The west half of the property holds approximately 20 +/- acres of brome and 10 +/- acres of native grass that the seller hays on an annual basis and is cross-fenced from the east half. Out back behind the east side of the house encompasses the rest of the property totaling approximately 46 +/- acres that is fenced off from the rest. There is a pond and wet weather creek running through. This can be used for livestock and/or a place to chase the big Kay County whitetails where the seller has harvested a 180" in the past! This place has a little bit of everything to fit multiple needs. It has been well maintained and very secluded with amazing sunrise and sunset views where one could find themselves enjoying the private sanctuary that could be called home. Call listing agent Paul Smith today for a showing at (918) 397-2737! Shown by appointment only.



# PROPERTY FEATURES

PRICE: **\$560,000** | COUNTY: **KAY** | STATE: **OKLAHOMA** | ACRES: **80**

- 2,527 sq. ft. building with just under 2,000 sq. ft. of living space
- 3 bed, 3 bath home built in 2000
- 40'x80' shop with concrete floors and 20' lean-to
- 2"-12" pitched roof
- Attached garage
- 9'x9' safe room
- Fenced-in front yard
- Multiple pastures for grazing and hay production
- Approx. 20 +/- acres of brome and 10 +/- acres of native that is hayed annually
- On a dead-end road with the closest neighbor approx. 1/2 mile away
- Kay Electric
- Rural Water #5
- Generac generator 10 years old
- TPO rubber roof with welded seems
- 75% minerals owned and will transfer
- 2022 taxes \$2,166
- Less than 20 minutes to both Arkansas City, KS and Newkirk, O
- Less than 20 minutes to both Arkansas City, KS and Newkirk, OK
- Propane tank supplies Generac generator and is rented on a 6 month lease
- Ritchie waterer in coral
- Walls in home are 12" thick w/ 2" of styrofoam
- New windows in garage, laundry room, bedrooms, and kitchen
- Kanokla Internet service



# 3 BED 3 BATH HOME

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# ADDITIONAL INTERIOR PHOTOS



# FENCED-IN FRONT YARD

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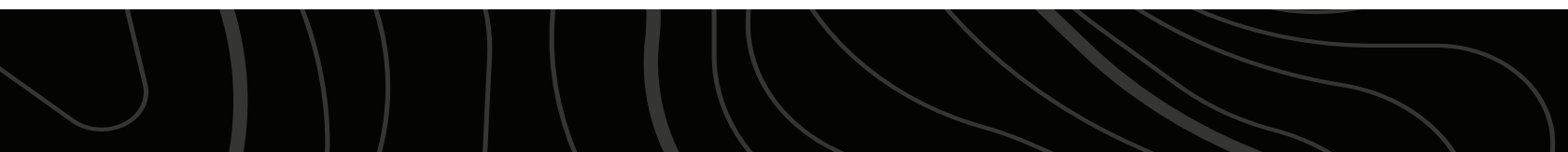
# MULTIPLE PASTURES

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# 40'X80' SHOP WITH 20' LEAN-TO

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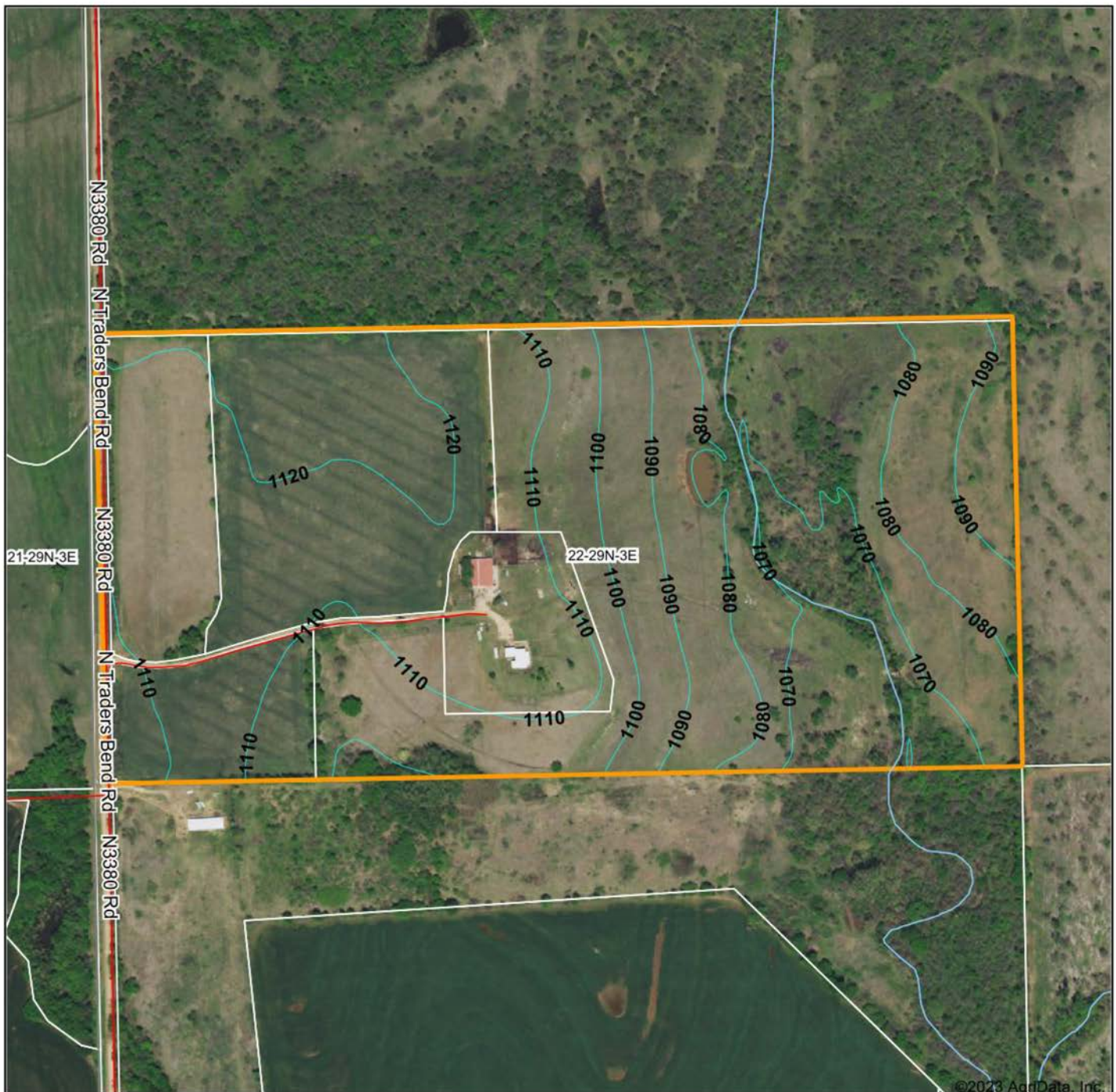
80 +/- ACRES

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# TOPOGRAPHY MAP



Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,059.0

Max: 1,122.5

Range: 63.5

Average: 1,098.2

Standard Deviation: 18.64 ft

0ft 455ft 911ft

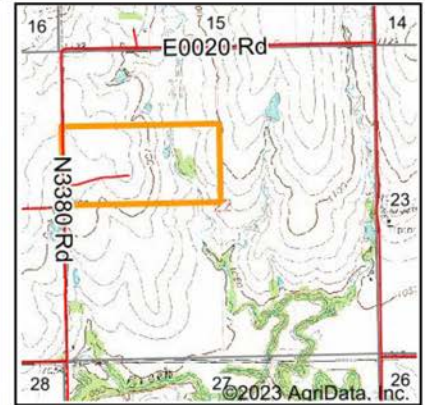
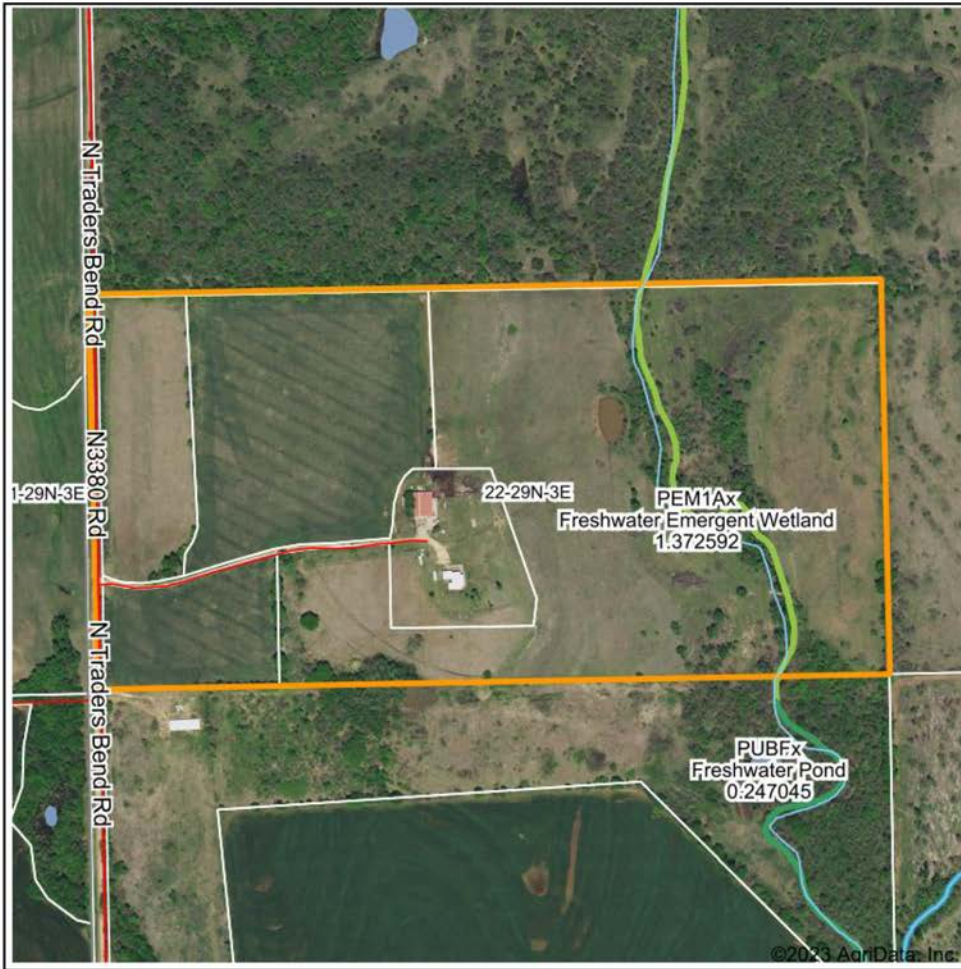


8/24/2023

22-29N-3E  
Kay County  
Oklahoma

Boundary Center: 36° 58' 45.91, -96° 58' 15.81

# WETLANDS MAP



State: **Oklahoma**  
 Location: **22-29N-3E**  
 County: **Kay**  
 Township: **Newkirk**  
 Date: **8/24/2023**



Maps Provided By:



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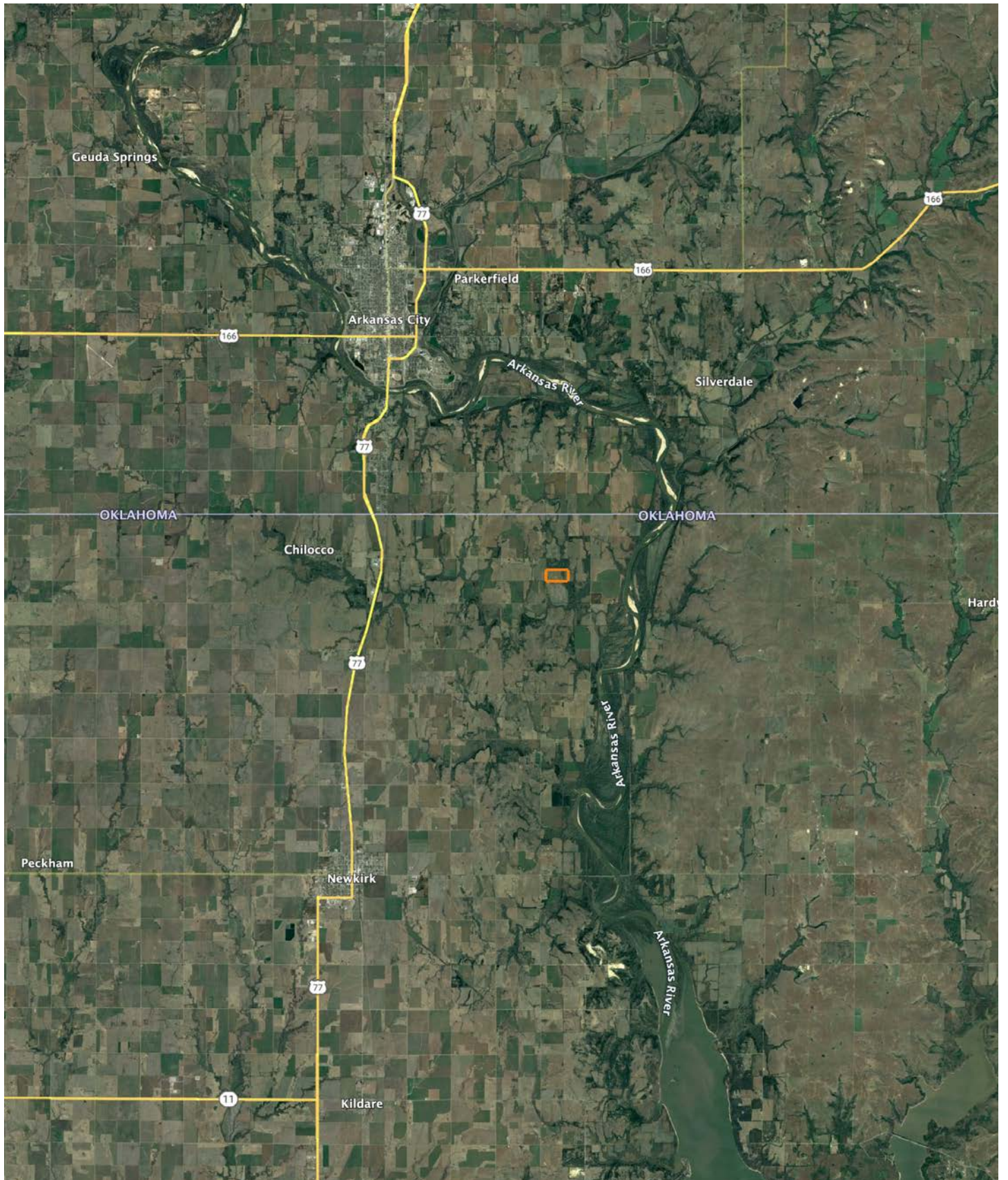


0ft 3304ft 6608ft

Classification Code	Type	Acres
PEM1Ax	Freshwater Emergent Wetland	0.76
Total Acres		0.76

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# OVERVIEW MAP



# AGENT CONTACT

Buying or selling real estate can be stressful and overwhelming and Paul is the kind of agent that loves to help people with their real estate needs. One of the reasons Paul came into this market is because he loves meeting new people and building lifelong relationships. Paul was born and raised in Oklahoma and a graduate of Oklahoma State University. He and his wife moved their family to live in Kansas for several yrs giving him an opportunity to know both markets and areas well.

With a lifelong obsession for the outdoors, hunting, and improving the land, Paul found his calling at Midwest Land Group, where he's able to fulfill his dream of working outdoors. He enjoys sharing a passion and talking with people about all facets of land – whether hunting, habitat improvement or investing – all while being able to create value for both his buyer and seller clients. When you work with Paul, rest assured he'll do everything he can to provide great customer service to reach the end goal of his clients.

Paul and his family reside in Oklahoma now and when he's not working, you can find Paul enjoying life and the outdoors year-round with his family. Paul is very active in his community helping coach youth sports and serving at his local Church. Paul lives with his wife Whitney and, together, they have three children, Ryker, Tymber, and PC. Give Paul a call today and let him help serve you in your real estate needs!



**PAUL SMITH,** LAND AGENT  
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**MidwestLandGroup.com**

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