

MIDWEST LAND GROUP PRESENTS

140 ACRES IN

KAY COUNTY OKLAHOMA



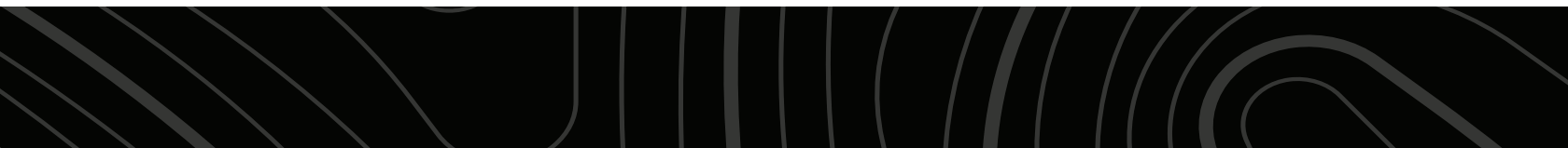
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RECREATIONAL GEM JUST OUTSIDE OF BLACKWELL

Midwest Land Group is proud to present this incredible opportunity in Kay County just outside of Blackwell. Located along the Chikaskia River, this 140 +/- acres is well suited for those looking to pursue much of what this area has to offer in the outdoors. Whitetails, ducks, pheasants, and multiple angling opportunities can be found throughout this recreational property. Located near the northwest portion of this ground lays 2 year-round ponds that can be used in a multitude of ways such as a waterfowl set or any of your livestock watering

needs. A wet-weather creek/drainage cuts its way from northwest to southeast throughout the property and dumps itself into the live creek along the southeast corner. The south and west portions of this tract have been routinely bailed each year maintaining a healthy stand of grass. Properties such as this are uncommon in the area, especially with all it has to offer in close proximity to Blackwell. If interested in scheduling a private tour, call (918) 578-9353.



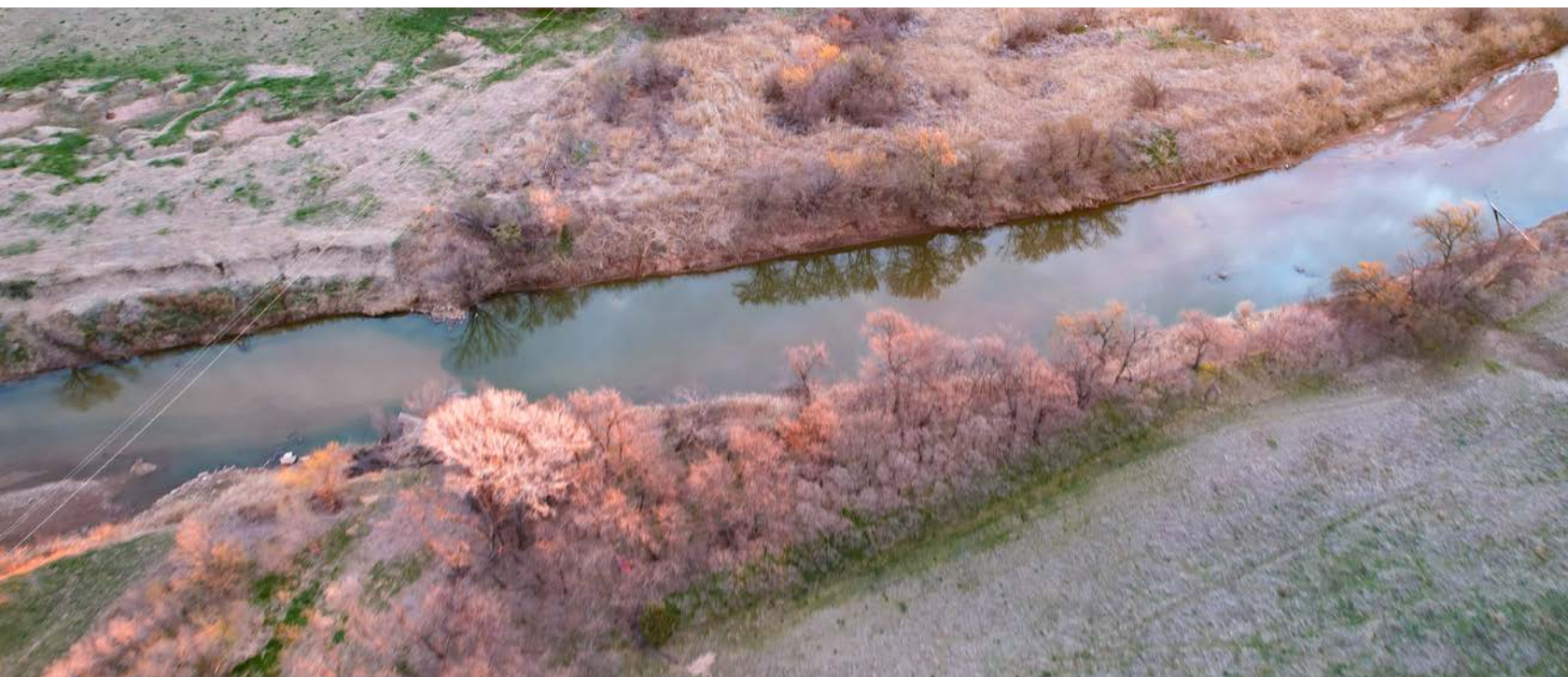
PROPERTY FEATURES

PRICE: **\$320,000** | COUNTY: **KAY** | STATE: **OKLAHOMA** | ACRES: **140**

- Chikaskia River frontage
- 2 year-round ponds
- 2 wet-weather creeks
- Whitetails
- Pheasant
- Ducks
- Fishing
- Hay production
- Grazing
- 1 mile north of Blackwell



CHIKASKIA RIVER FRONTAGE



2 YEAR-ROUND PONDS



2 WET-WEATHER CREEKS



HAY PRODUCTION



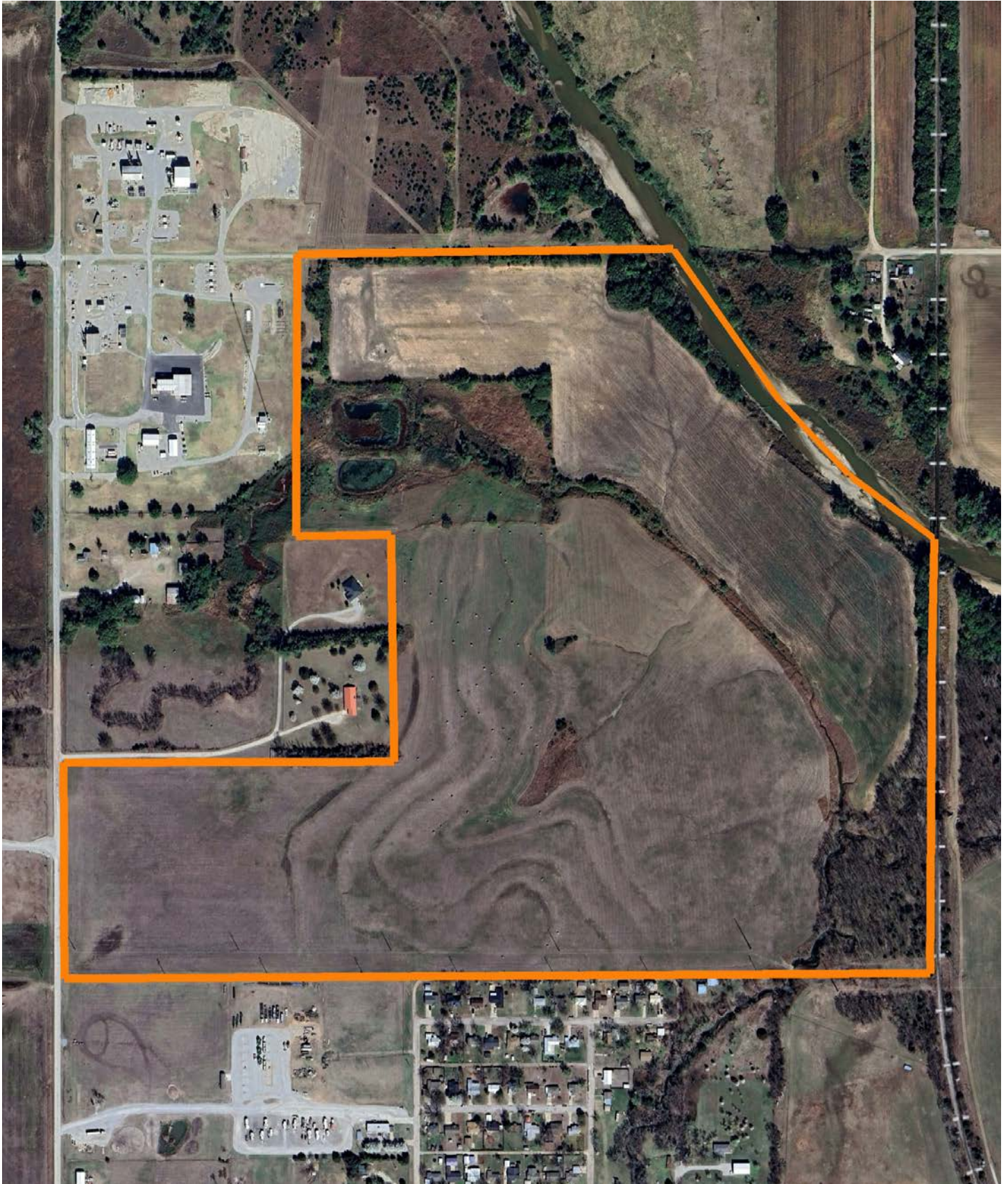
TRAIL CAM PICTURES



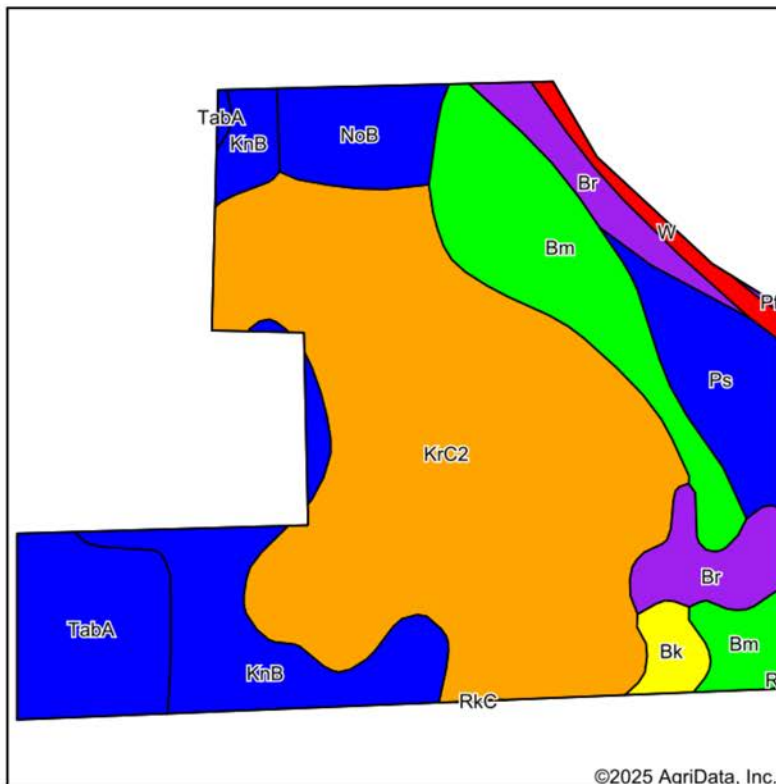
TRAIL CAM PICTURES CONT.



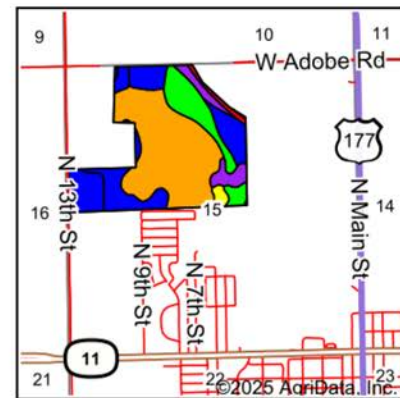
AERIAL MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Kay**
 Location: **15-27N-1W**
 Township: **Blackwell**
 Acres: **135.69**
 Date: **3/14/2025**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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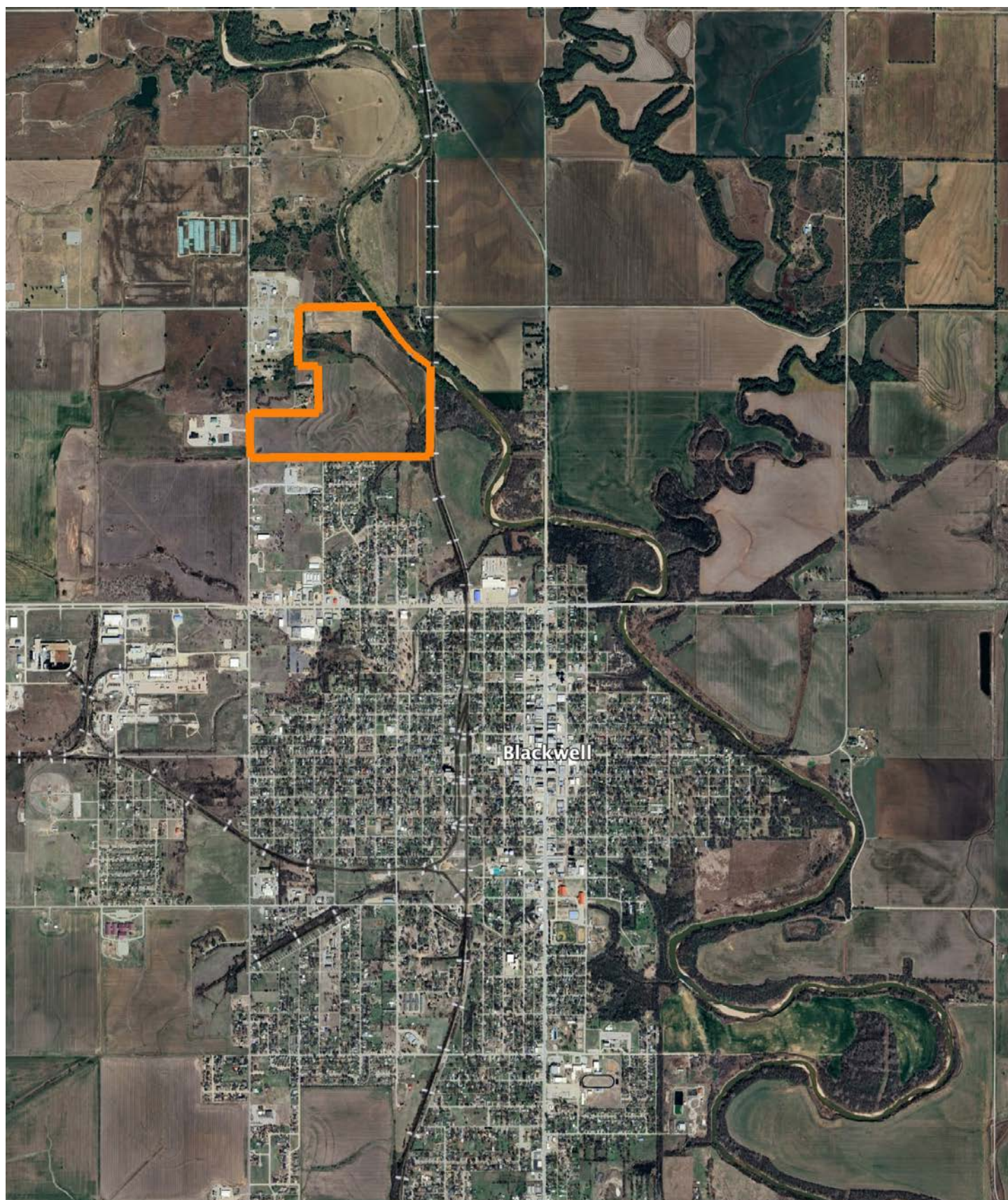


Area Symbol: OK071, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
KrC2	Kirkland-Renfrow complex, 3 to 5 percent slopes, eroded	63.40	46.8%		> 6.5ft.	IIIe	0	42	29	42	37	30
Bm	Brewer silty clay loam, 0 to 1 percent slopes, rarely flooded	18.45	13.6%		> 6.5ft.	Iw	4210	58	48	51	58	44
KnB	Kirkland silt loam, 1 to 3 percent slopes	14.99	11.0%		> 6.5ft.	IIIs	3926	52	39	52	51	33
TabA	Tabler silt loam, 0 to 1 percent slopes	10.92	8.0%		> 6.5ft.	IIIs	3918	50	38	48	50	26
Ps	Ashport silt loam, 0 to 1 percent slopes, occasionally flooded	8.61	6.3%		> 6.5ft.	IIw	6145	70	55	55	70	37
Br	Ashport, Port and Pulaski soils, 0 to 1 percent slopes, frequently flooded	8.60	6.3%		> 6.5ft.	Vw	6247	52	46	50	51	11
NoB	Milan loam, 1 to 3 percent slopes	6.25	4.6%		> 6.5ft.	IIe	4747	61	52	57	61	46
W	Water	2.18	1.6%		> 6.5ft.	VIII	0					
Bk	Grainola-Ashport, frequently flooded, complex, 0 to 12 percent slopes	2.11	1.6%		2.8ft. (Paralithic bedrock)	IVe	4306	41	35	40	41	24
Pf	Ashport silt loam, 0 to 1 percent slopes, frequently flooded	0.09	0.1%		> 6.5ft.	Vw	6229	63	51	53	63	11
RcA	Reinach loam, 0 to 1 percent slopes, rarely flooded	0.09	0.1%		> 6.5ft.	Iw	6052	68	49	52	63	67

Soils data provided by USDA and NRCS.

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 also serves as a coach for his son's basketball and football teams. 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
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