

LAND FOR SALE

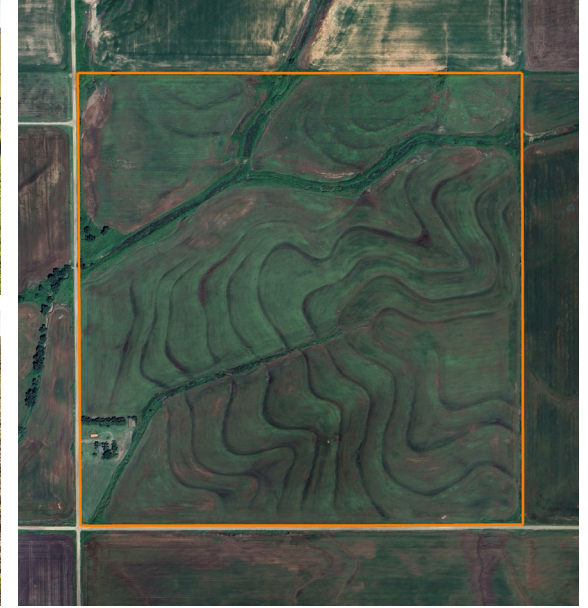
160 +/- ACRES OF TILLABLE GROUND WITH OLDER HOMESTEAD AND LOADED WITH UPLAND BIRDS

PRICE: **\$416,000**

COUNTY: **KAY**

STATE: **OKLAHOMA**

ACRES: **160**



PROPERTY FEATURES

- Located 6 miles west of Highway 77 in Ponca City
- ½ mile south from paved Hubbard Road
- Rural water and power nearby
- All of the seller's minerals will convey
- Older home and homestead on the property
- Water well near the home
- 40'x40' barn
- 2024 taxes \$904
- Immediate possession at closing, seller to harvest winter wheat this summer.
- Seller does farm the ground but will not continue farming it past the 2025 wheat harvest



For more information, contact:

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This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IL, IN, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.