

MIDWEST LAND GROUP PRESENTS

240 ACRES IN

KAY COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

240 +/- ACRES OF NORTHERN OKLAHOMA FARMLAND WITH HOMESTEAD AND UPLAND BIRDS

Welcome to this well-maintained and manicured farm ground just west of Ponca City, Oklahoma located in Kay County. This tract has much to offer for different buyers and uses. The ground is set well with adequate drainages running throughout along with it being reworked and re-terraced just a few years back. One will be pleased to know that this ground has 73% of Class II soils with most of the soils being Kirkland Silt Loam and an NCCPI average rating of 52, exceeding the county average of 48. The rest of the soils are Class III Kirkland-Renfrow and are located primarily in the drainages and northern end where native grass has been left standing for the wildlife.

There is an old home and homestead on the southwest corner that is being sold "as-is" with no value on it which is also equipped with 40'x40' barn sitting out back that could still be used. There is a water-well just to the north of the house and power at road. This area could make for a great homesite or spot to add more shops/barns to it.

This wouldn't be an all-around package for the right buyer if the bird hunting was not mentioned. This tract is loaded with pheasants, quail, and dove throughout the drainages and native grass patch. The 18 +/- acre native grass patch on the north end has been strategically left in native grasses to enhance and hold the birds. As the drone was in the air I counted well over 30 pheasants and the owner has seen over 40+ roosters in years past. The dove hunting in the area in September is phenomenal and one could add additional value by putting a pond in one of the drainages for some of the best waterfowl hunting one could ask for in northern Oklahoma!

Whether you are a farmer looking to start an operation or expand your existing one, an investor wanting to make a safe bet in land, or someone wanting to park cash in an investment while also being able to use it for bird hunting, this is one that can sure check many boxes. The property can be sold as a 160 +/- and 80 +/- acre tract as well. Call listing agent Paul Smith at (918)-397-2737 for more info.



PROPERTY FEATURES

PRICE: **\$663,600** | COUNTY: **KAY** | STATE: **OKLAHOMA** | ACRES: **240**

- 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 \$1,220
- Property can also be purchased as a separate 160 +/- or 80 +/- acre tract
- 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



HUNTING OPPORTUNITIES

This tract is loaded with pheasants, quail, and dove throughout the drainages and native grass patch. The 18 +/- acre native grass patch on the north end has been strategically left in native grasses to enhance and hold the birds.



"AS-IS" OLDER HOMESTEAD



POTENTIAL BUILD SITE

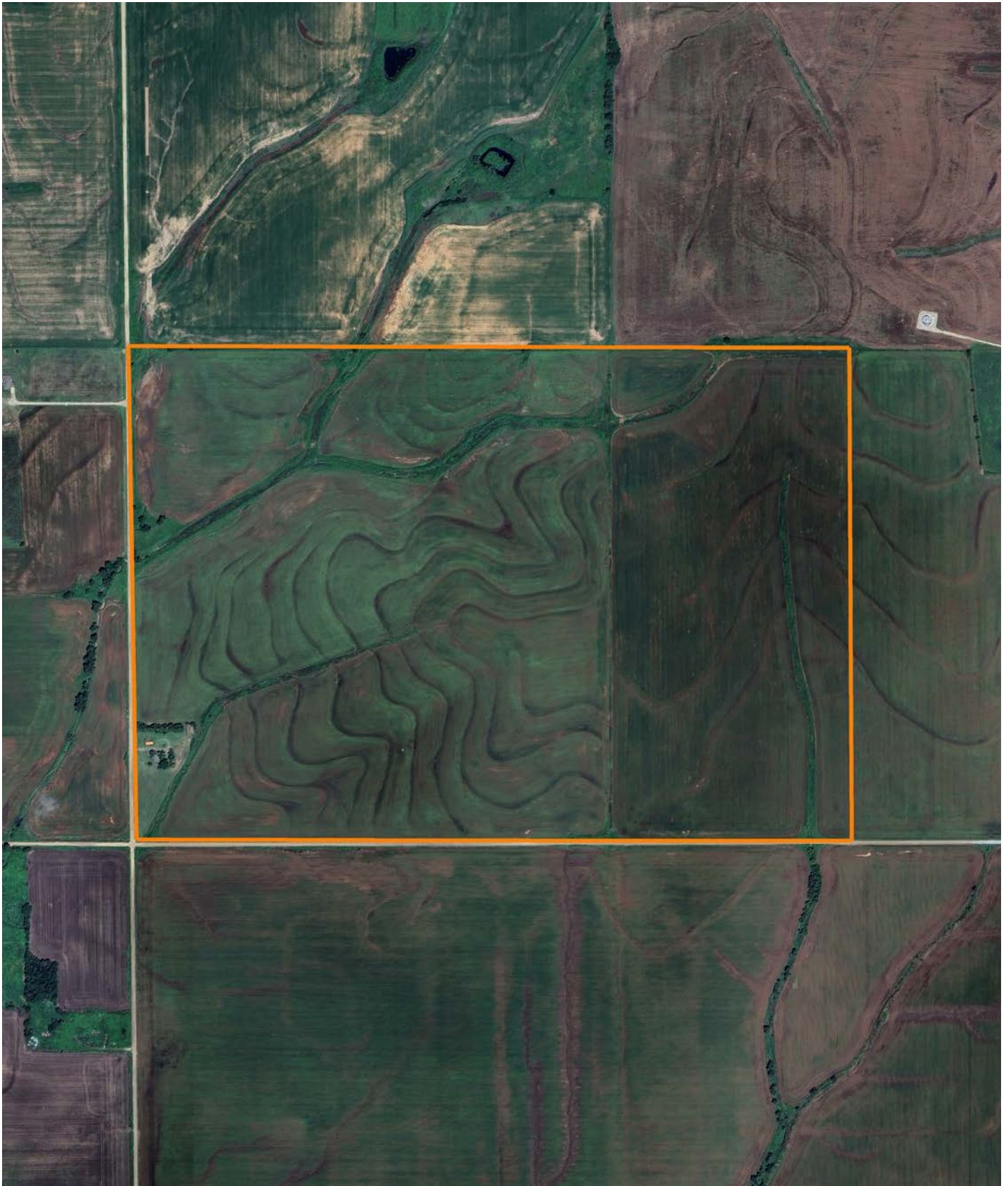


CULTIVATED GROUND

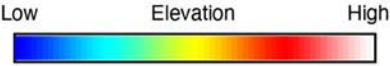
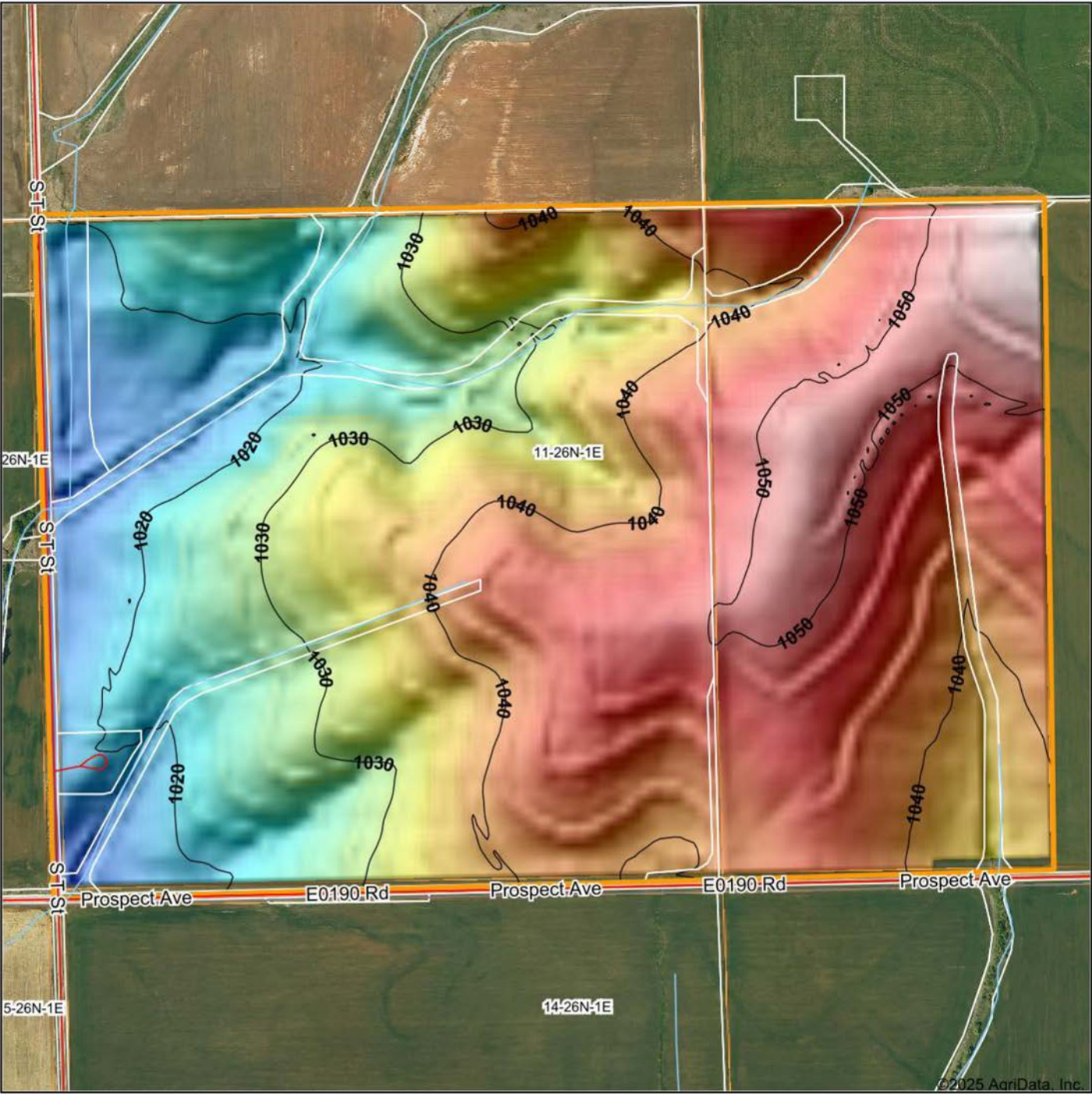
The ground is set well with adequate drainages running throughout along with it being reworked and re-terraced just a few years back. One will be pleased to know that this ground has 73% of Class II soils with most of the soils being Kirkland Silt Loam and an NCCPI average rating of 52, exceeding the county average of 48.



AERIAL MAP



HILLSHADE MAP



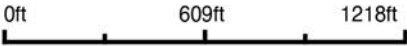
Maps Provided By:



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

Source: USGS 10 meter dem
Interval(ft): 10
Min: 1,009.5
Max: 1,058.5
Range: 49.0
Average: 1,035.6
Standard Deviation: 11.15 ft

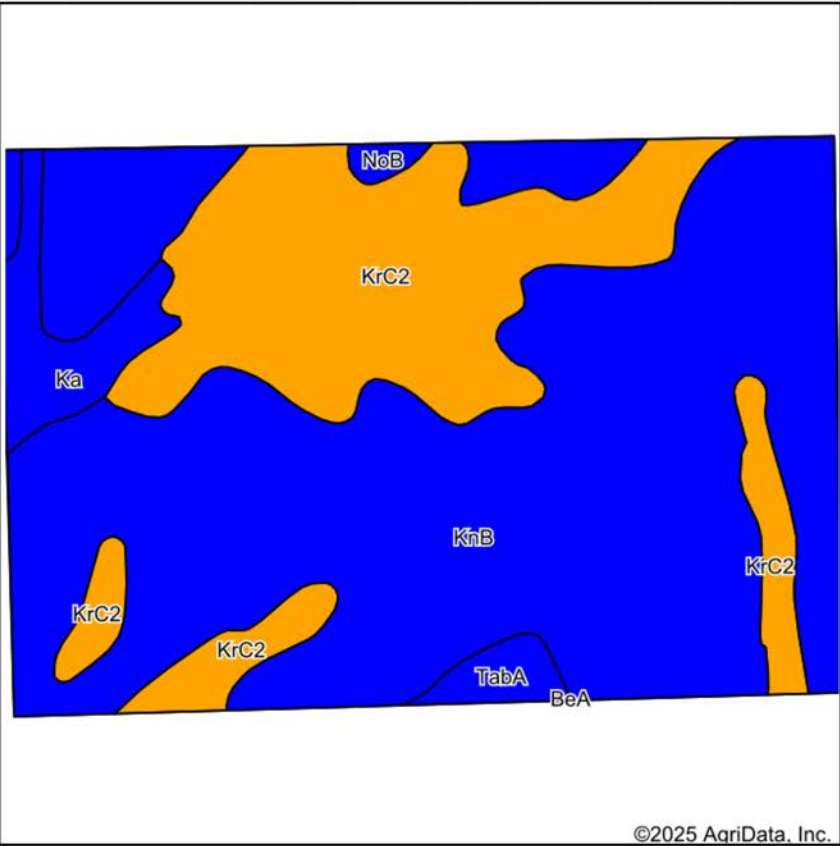


4/14/2025

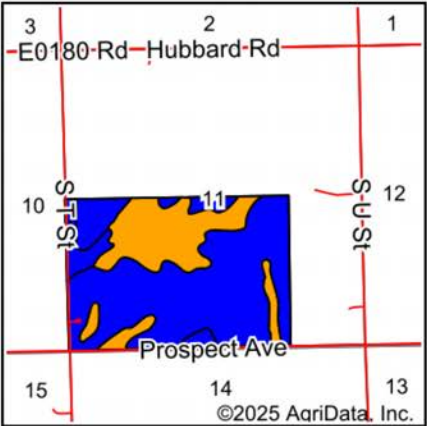
11-26N-1E
Kay County
Oklahoma

Boundary Center: 36° 44' 32.97, -97° 10' 5.4

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Kay**
Location: **11-26N-1E**
Township: **Ponca City**
Acres: **240**
Date: **4/14/2025**



Maps Provided By:
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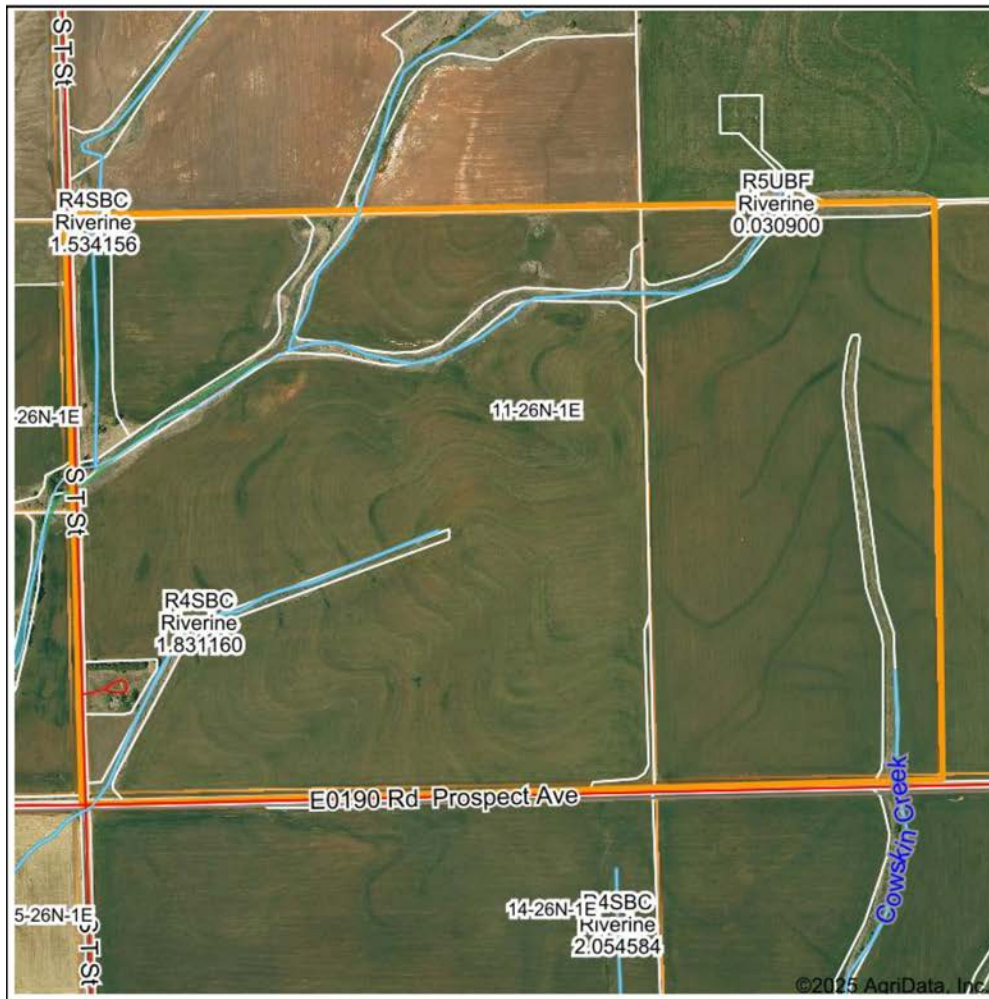
Area Symbol: OK071, Soil Area Version: 21

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
KnB	Kirkland silt loam, 1 to 3 percent slopes	161.04	67.1%		> 6.5ft.	IIIs	3926	52	39	52	51	33
KrC2	Kirkland-Renfrow complex, 3 to 5 percent slopes, eroded	64.53	26.9%		> 6.5ft.	IIIe	0	42	29	42	37	30
Ka	Port silt loam, 0 to 1 percent slopes, occasionally flooded	9.68	4.0%		> 6.5ft.	IIw	5795	70	55	51	70	36
TabA	Tabler silt loam, 0 to 1 percent slopes	3.53	1.5%		> 6.5ft.	IIIs	3918	50	38	48	50	26
NoB	Milan loam, 1 to 3 percent slopes	1.22	0.5%		> 6.5ft.	IIe	4747	61	52	57	61	46
Weighted Average						2.27	2949.8	*n 50.1	*n 37	*n 49.2	*n 48	*n 32.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

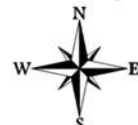
WETLANDS MAP



State: **Oklahoma**
 Location: **11-26N-1E**
 County: **Kay**
 Township: **Ponca City**
 Date: **4/14/2025**



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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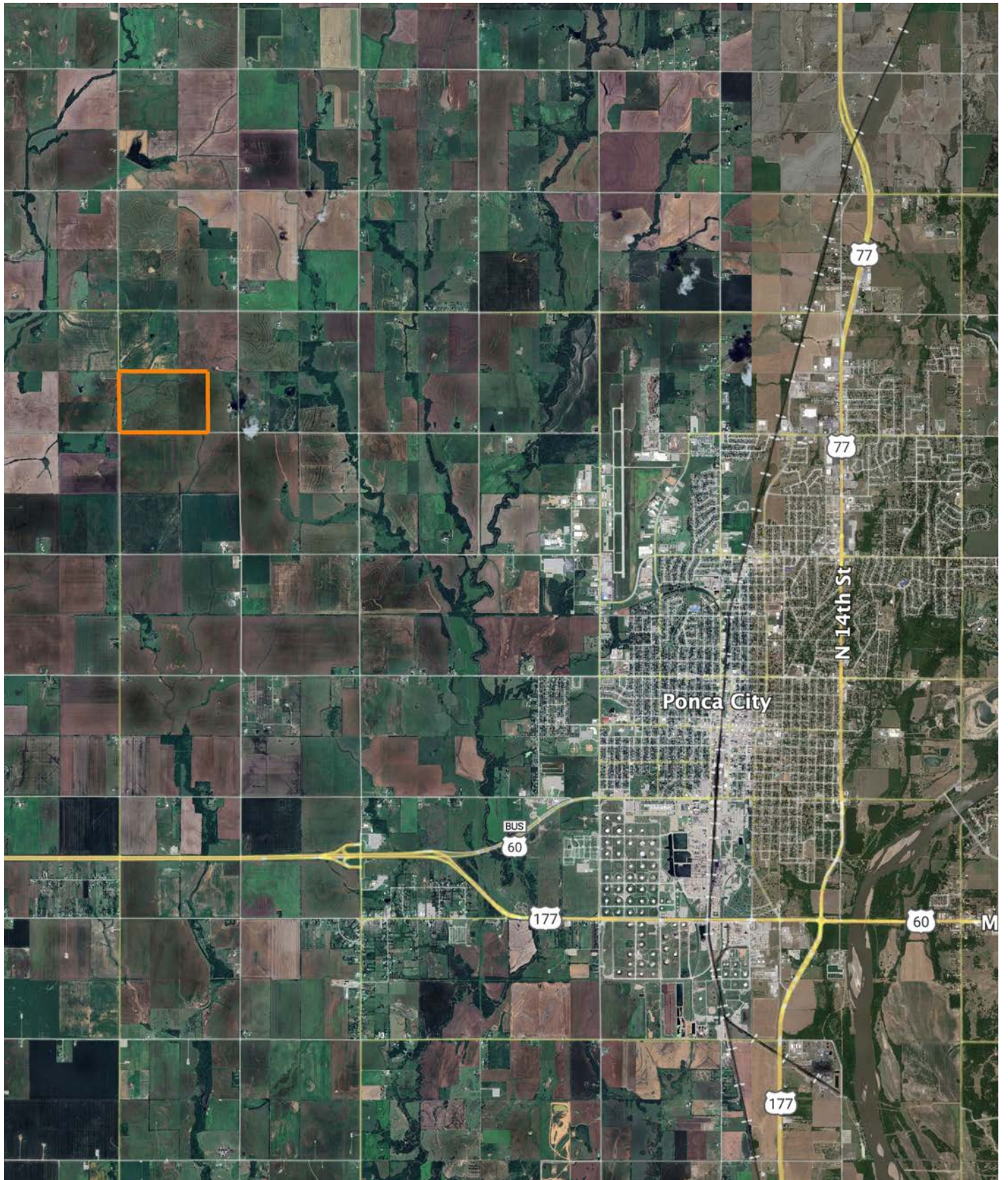


0ft 930ft 1860ft

Classification Code	Type	Acres
R4SBC	Riverine	3.17
PSS1Ax	Freshwater Forested/Shrub Wetland	0.46
R5UBF	Riverine	0.01
Total Acres		3.64

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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