

LAND FOR SALE

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

PRICE: **\$600,000**
COUNTY: **KAY**
STATE: **OKLAHOMA**
ACRES: **240**



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 \$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

For more information, contact:

PAUL SMITH, Land Agent

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MidwestLandGroup.com



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010.
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