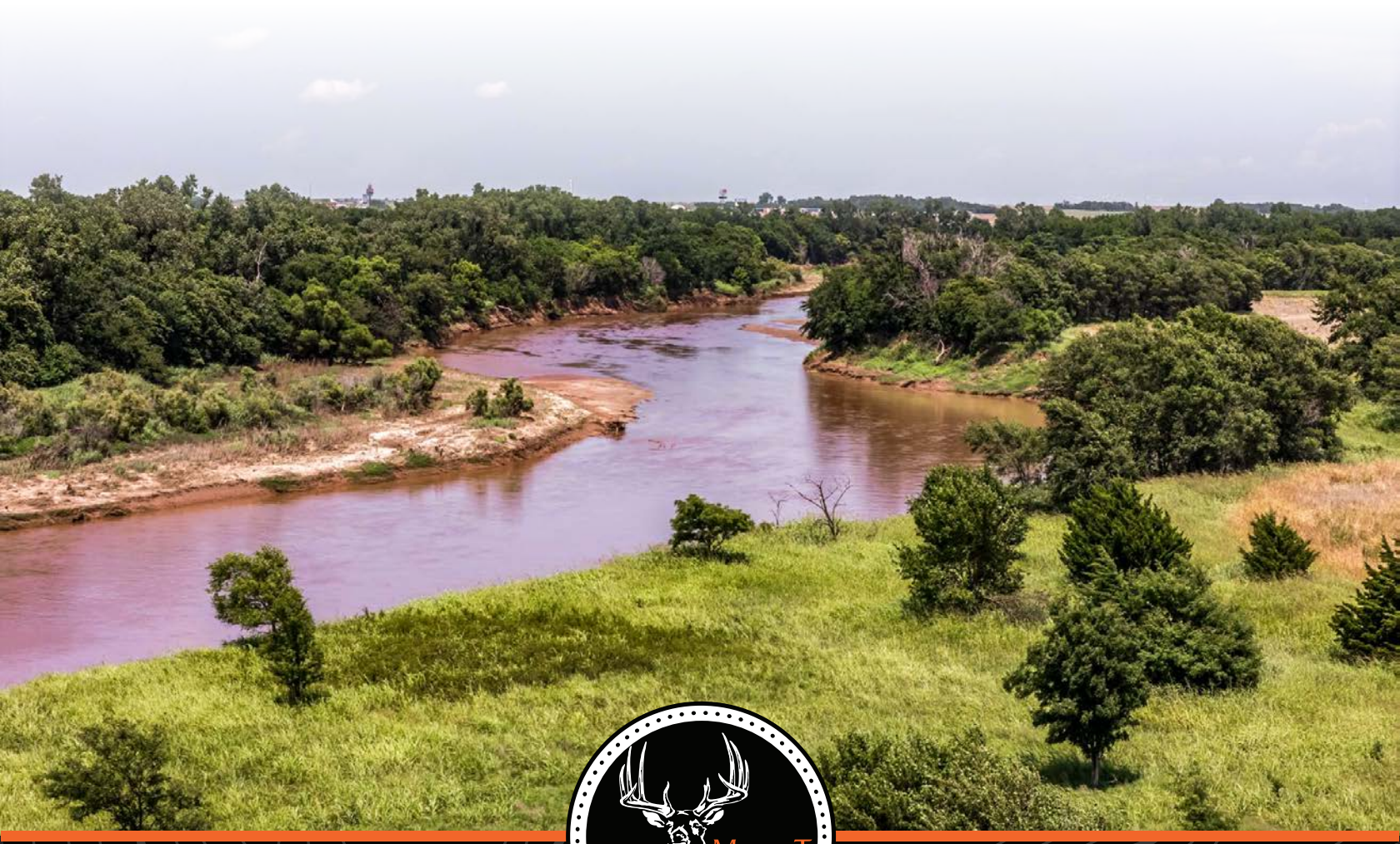
MIDWEST LAND GROUP PRESENTS

172 ACRES IN

KAY COUNTY
OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SALT FORK ARKANSAS RIVER FRONTAGE - FARM, HUNT, INVEST

Welcome to a large and hard-to-find combination tract that features approximately 103 +/- acres of tillable soils and nearly 1 mile of Salt Fork River frontage. This multi-use tract can cater to the outdoor enthusiast, offering the opportunity to hunt whitetail deer, turkeys, waterfowl, upland game, and doves. It also appeals to farmers looking to expand their operations or investors seeking to diversify their portfolio with a land investment that yields a return.

Located just south of Tonkawa off Interstate 35 in Kay County, Oklahoma, lie these 172 +/- acres, which have what most people are looking for: live water, tillable income, and a place to hunt multiple species. This is in the heart of the central flyway and a hot spot for migrating birds with the ability to field hunt or river hunt come December through mid-February. A quick access off I-35 gets you to this property in no time, with less than a 1-mile drive once you exit. South 60th Street comes to a dead end as you are heading north onto this property, giving a secluded feel.

As you start making your way through the property, you will be overlooking the Salt Fork Arkansas River. This allows for different areas to be accessed for multiple recreational uses. The northern end of the property features 70 +/- acres of cover comprised of thick grasses, cottonwood trees, and more that will hold wildlife year-round. There are plenty of areas to chase northern Oklahoma whitetails cruising up and down the river come November, and you can catch them in large numbers hitting the feed fields in late winter.

There are over 62% of Class 1 soils that have an average NCCPI rating of 68, which well exceeds the county average of 48, and have been farmed by the same family since the 70s. They would continue farming it for cash rent or crop share if the new owner so desired. The farmer has primarily grown wheat, soybeans, and milo and has typically double-cropped every 4 out of 5 years.

This is a rare gem that is sure to impress once you get your boots on the ground. Call listing agent Paul Smith for more information at (918) 397-2737. This property will be shown by appointment only.

PROPERTY FEATURES

PRICE: **$567,600** | COUNTY: **KAY** | STATE: **OKLAHOMA** | ACRES: **172**

- Right at 1 +/- mile of river frontage
- 103 +/- acres of cultivated ground per FSA maps
- Class I and Class III soils
- 70 +/- acres of cover
- Deer Creek runs into the Salt Fork Arkansas River on the northwest part of the property
- Hunt multiple species deer, waterfowl, turkey, dove, and pheasants
- Plenty of fishing opportunities
- Owned by the same family for 45 years
- Farmer and owner have been on a crop share agreement
- Great tenant farmer would continue farming for cash rent or crop share
- River and field hunting opportunities for waterfowl
- Water well drilled on the property around 30 years ago that has been used in the past for livestock
- Seller's mineral rights are negotiable; contact listing agent for the breakdown of what the sellers own
- Taxes: approximately $781 in 2024
- Less than 23 miles to the Kansas Border
- Just over 1 hour to Edmond, Oklahoma
- Just over 1 hr from Wichita, Kansas
- Around 1 hr 20 minutes to Oklahoma City
- Around 1 hr 30 minutes to Tulsa, Oklahoma

1 +/- MILE OF RIVER FRONTAGE

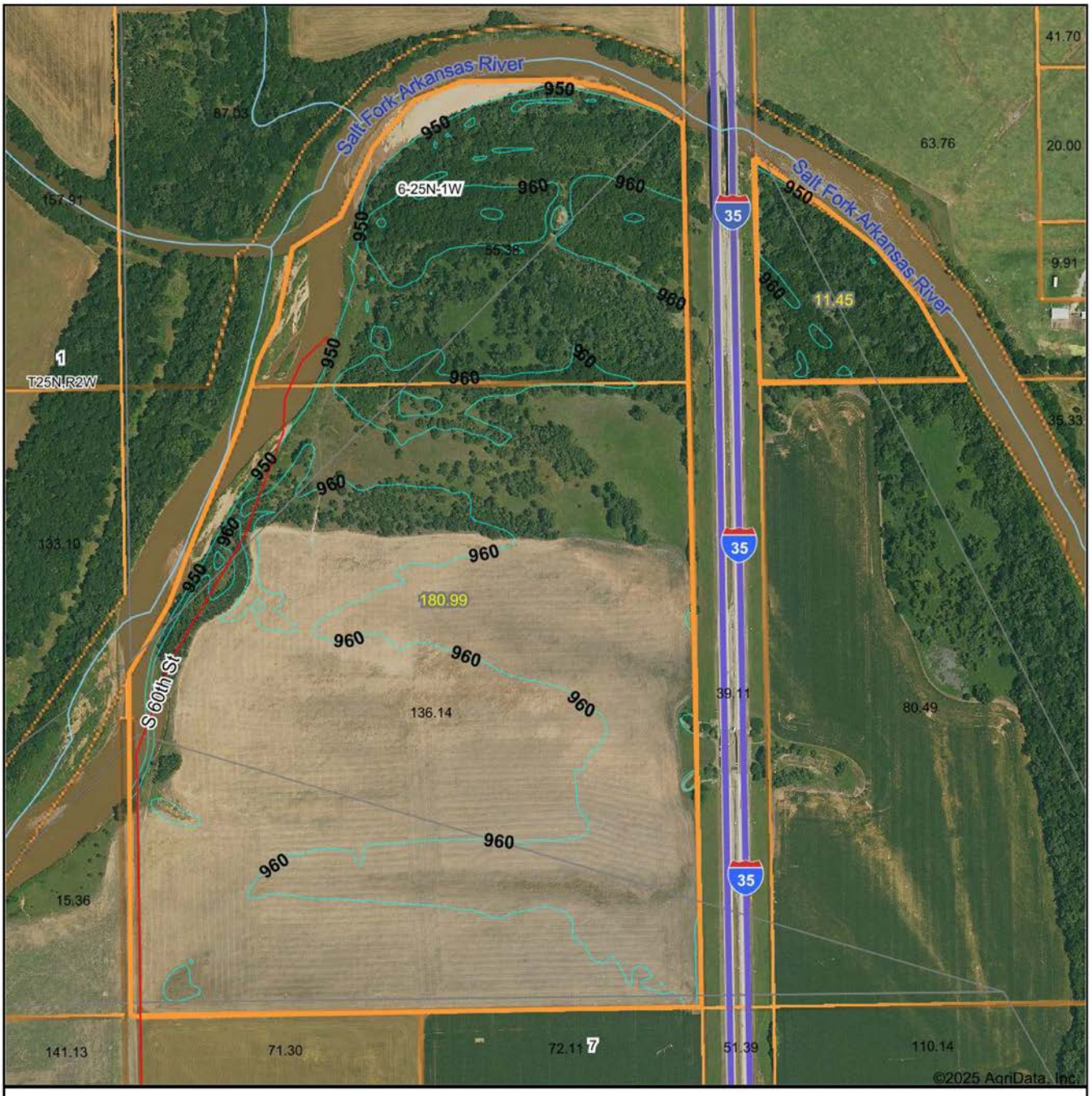
103 +/- ACRES CULTIVATED GROUND

CLASS I AND CLASS III SOILS

70 +/- ACRES OF COVER

ADDITIONAL PHOTOS

TOPOGRAPHY MAP



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Source:	USGS 10 meter dem
Interval(ft):	10.0
Min:	941.5
Max:	972.9
Range:	31.4
Average:	958.6
Standard Deviation:	4.33 ft

0ft 652ft 1304ft

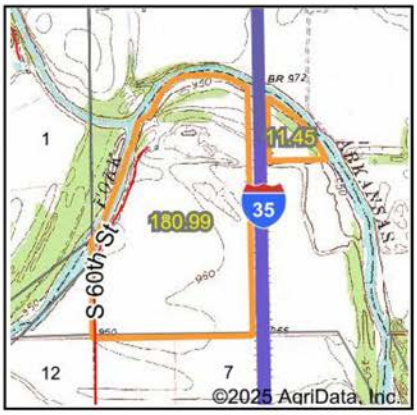
N W E S

8/11/2025

Kay County
Oklahoma

Boundary Center: 36° 40' 17.93, -97° 20' 54.5

WETLANDS MAP



State: **Oklahoma**
Location: **36° 40' 17.93, -97° 20' 54.5**
County: **Kay**
Township: **Tonkawa**
Date: **8/11/2025**

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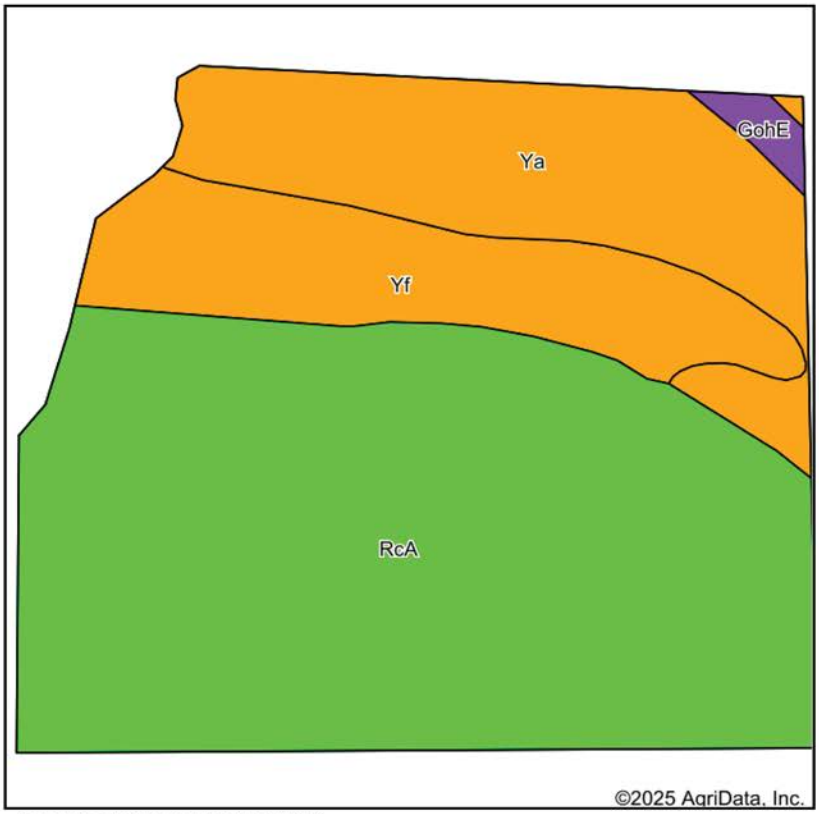
N W E S

0ft 948ft 1896ft

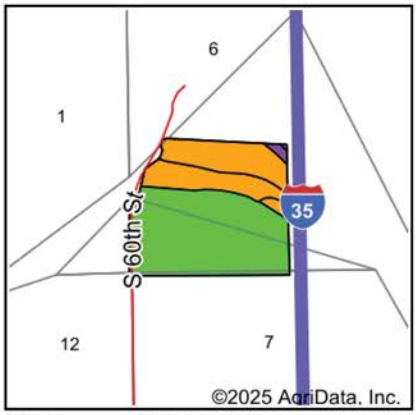
	Classification Code	Type	Acres
	R2UBH	Riverine	5.68
	R2USC	Riverine	4.18
	PEM1A	Freshwater Emergent Wetland	0.66
	PUBFh	Freshwater Pond	0.04
		Total Acres	10.56

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

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
County: **Kay**
Location: **36° 40' 8.69, -97° 21' 1.67**
Township: **Tonkawa**
Acres: **103.84**
Date: **8/7/2025**

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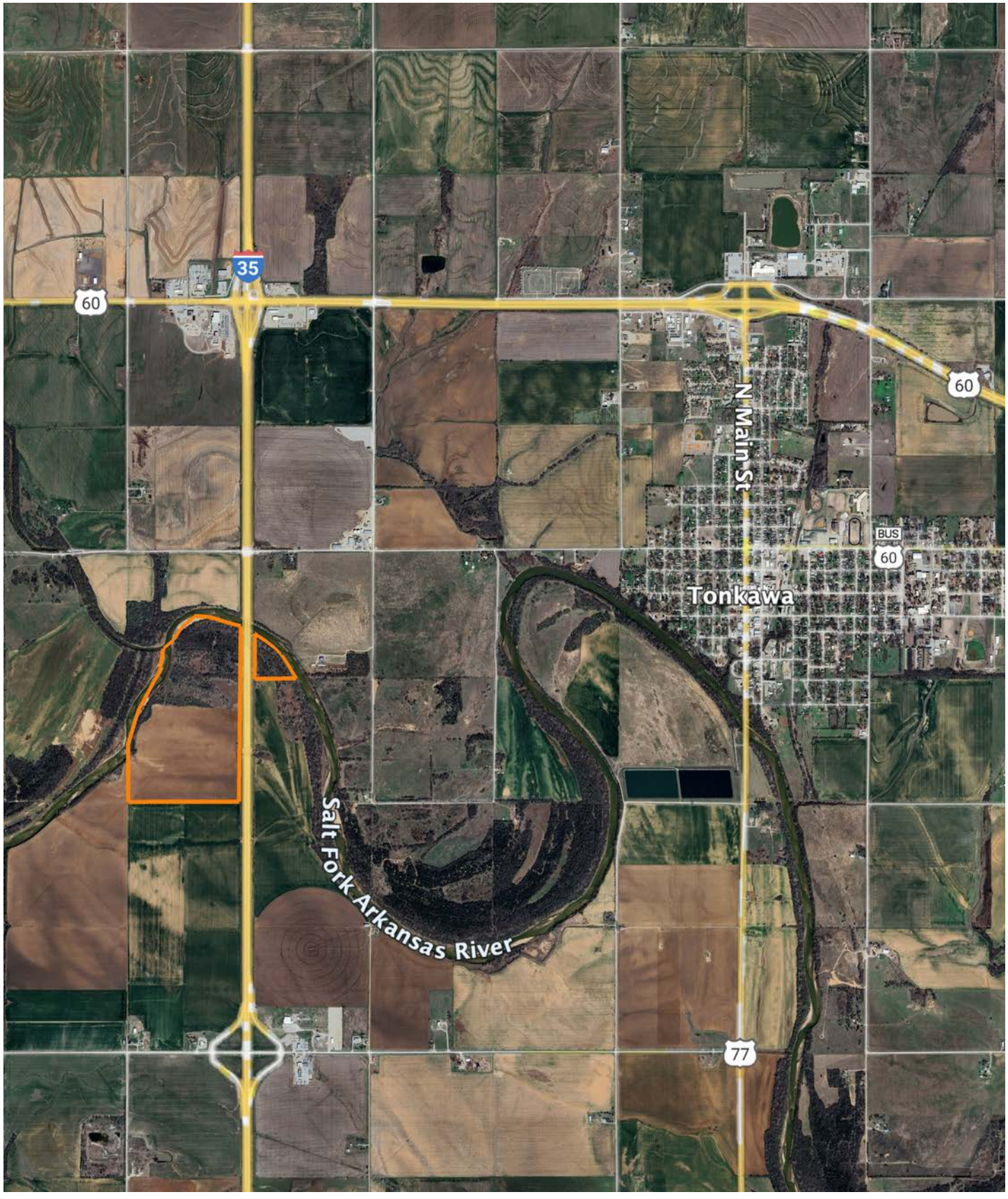
N W E S

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
RcA	Reinach loam, 0 to 1 percent slopes, rarely flooded	65.95	63.5%		> 6.5ft.	Iw	6052	68	49	52	63	67
Ya	Yahola fine sandy loam, 0 to 1 percent slopes, occasionally flooded	20.99	20.2%		> 6.5ft.	IIIe	5995	51	39	41	51	47
Yf	Gaddy loamy fine sand, 0 to 1 percent slopes, occasionally flooded	15.88	15.3%		> 6.5ft.	IIIe	4114	28	25	27	28	15
GohE	Goodnight loamy fine sand, 5 to 15 percent slopes	1.02	1.0%		> 6.5ft.	VIe	2962	31	29	31	26	14
					Weighted Average	**1.76**	**5713.8**	***n 58.1**	***n 43.1**	***n 45.7**	***n 54.9**	***n 54.5**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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PSmith@MidwestLandGroup.com

MidwestLandGroup.com

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