

MIDWEST LAND GROUP PRESENTS

347 ACRES

KAY COUNTY, OK

S 60TH STREET, TONKAWA, OKLAHOMA, 74653



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

347 +/- ACRES WITH OVER 1.5 +/- MILES OF SALT FORK ARKANSAS RIVER FRONTAGE IN NORTH CENTRAL OKLAHOMA

Welcome to a large and hard to find combination tract that has approximately 250 +/- acres of Class I tillable soils and over 1.5 miles of Salt Fork River frontage. This multi-use tract can fit the outdoor enthusiast with the ability to hunt whitetail deer, turkeys, waterfowl, upland game, and dove, the farmer wanting to expand their operation, or the investor wanting to store some cash in land with a return.

Located in Kay County, Oklahoma, just south of Tonkawa and right off Interstate 35, lies these 347 +/- acres that have what a lot of 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 dead ends as you are heading north onto this property, giving a very nice, secluded feel. As you start making your way through the property, you will be overlooking the Salt Fork Arkansas River, which allows for plenty

of areas to access for many types of recreational uses. The northern end of the property brings you to roughly 76 +/- acres of cover comprised of thick grasses and cottonwood trees, amongst others, that will hold wildlife year-round and gives plenty of areas to chase those northern Oklahoma whitetails cruising up and down the river come November or even catching them in large numbers hitting the feed fields in late winter.

The Class 1 soils 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, and 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. The property is also being offered as a 191 +/- acre and 156 +/- acre split. Call Listing Agent Paul Smith for more information at (918) 397-2737. Shown by appointment only.



PROPERTY FEATURES

PRICE: **\$1,127,750** | COUNTY: **KAY** | STATE: **OKLAHOMA** | ACRES: **347**

- 250 +/- acres of cultivated ground with Class 1 Reinach Loam soils
- 76 +/- acres of cover
- Over 1.5 miles of Salt Fork Arkansas River frontage
- Deer Creek runs into the Salt Fork Arkansas River on the northwest part of the property
- Hunt multiple species of 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
- The property is also being offered as a 191 +/- acre and 156 +/- acre split.
- Taxes: approximately \$1,394 in 2024
- Less than 23 miles to the Kansas Border
- Just over 1 hour to Edmond, OK
- Just over 1 hour from Wichita, KS
- Around 1 hour and 20 minutes to OKC
- Around 1 hour and 30 minutes to Tulsa, OK



250 +/- ACRES OF CULTIVATED GROUND

The Class 1 soils 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.



76 +/- ACRES OF COVER



DEER CREEK



HUNTING OPPORTUNITIES



SALT FORK ARKANSAS RIVER FRONTAGE

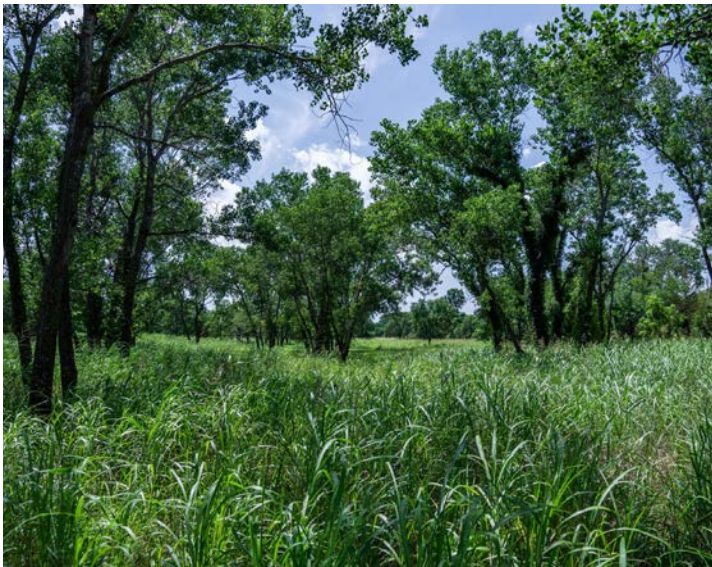
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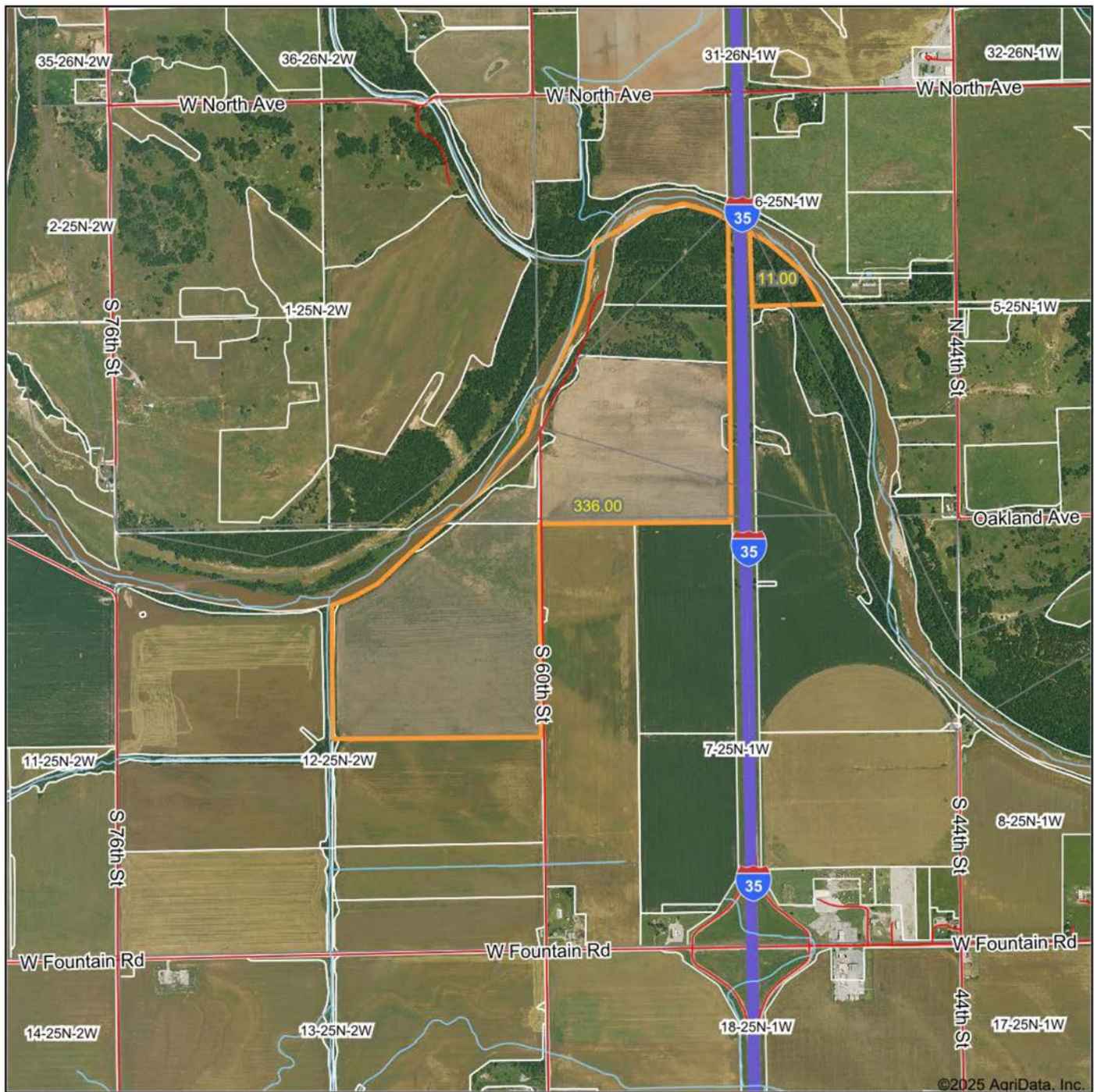
RIVER & FIELD HUNTING OPPORTUNITIES



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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

Boundary Center: 36° 40' 4.9, -97° 21' 10.46

6-25N-1W
Kay County
Oklahoma

0ft 1920ft 3839ft



7/31/2025

TOPOGRAPHY 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): 10.0

Min: 941.7

Max: 976.5

Range: 34.8

Average: 961.8

Standard Deviation: 6.43 ft

0ft 1037ft 2074ft

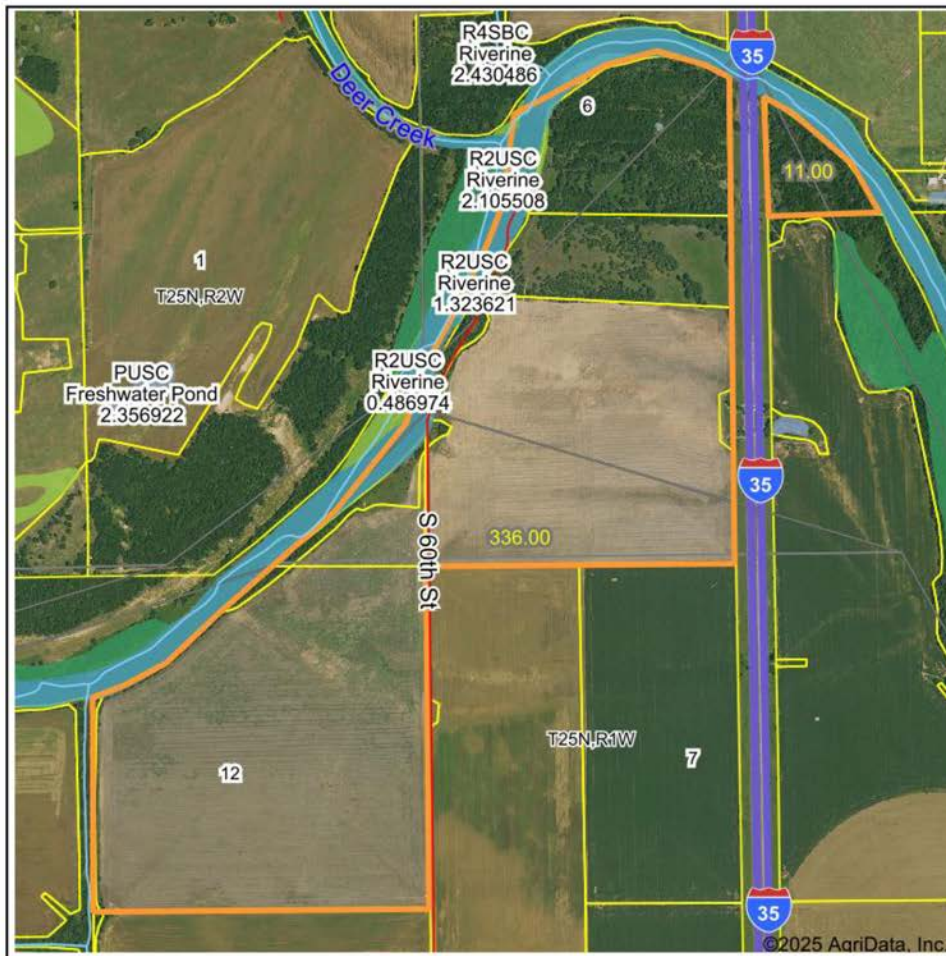


7/28/2025

6-25N-1W
Kay County
Oklahoma

Boundary Center: 36° 40' 5.13, -97° 21' 10.62

WETLANDS MAP



State: **Oklahoma**
 Location: **6-25N-1W**
 County: **Kay**
 Township: **Tonkawa**
 Date: **7/31/2025**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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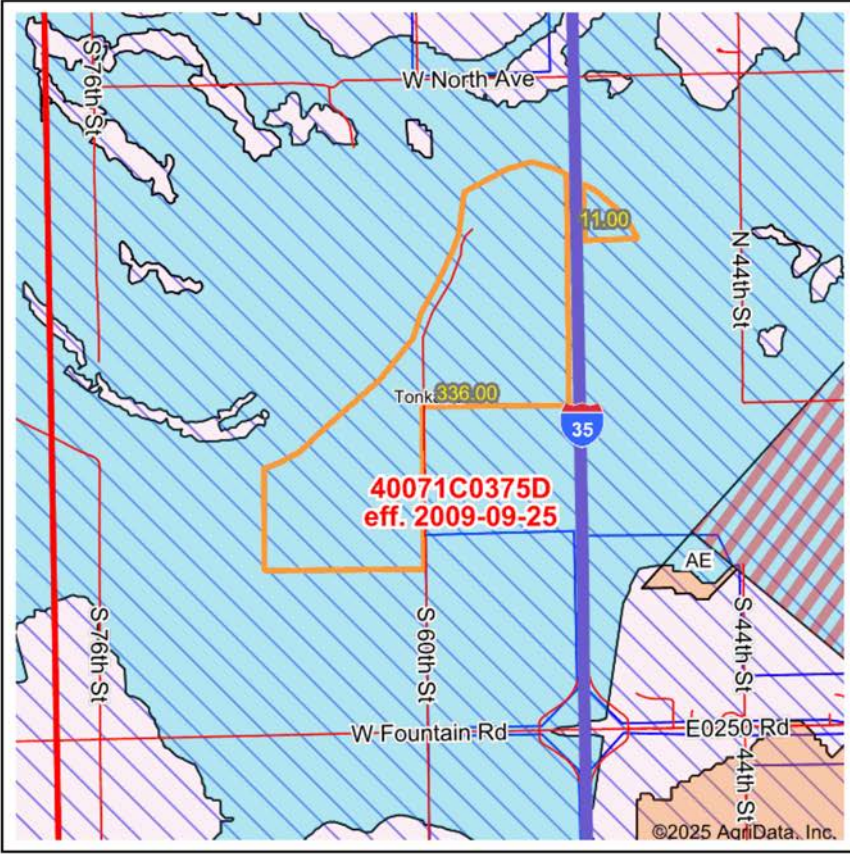


0ft 1508ft 3016ft

Classification Code	Type	Acres
R2UBH	Riverine	10.42
R2USC	Riverine	2.65
PEM1A	Freshwater Emergent Wetland	0.82
PUBFh	Freshwater Pond	0.04
PEM1C	Freshwater Emergent Wetland	0.03
Total Acres		13.96

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

FEMA MAP



Map Center: 36° 39' 55.4, -97° 21' 14.82
State: OK Acres: 347
County: Kay Date: 7/31/2025
Location: 6-25N-1W
Township: Tonkawa

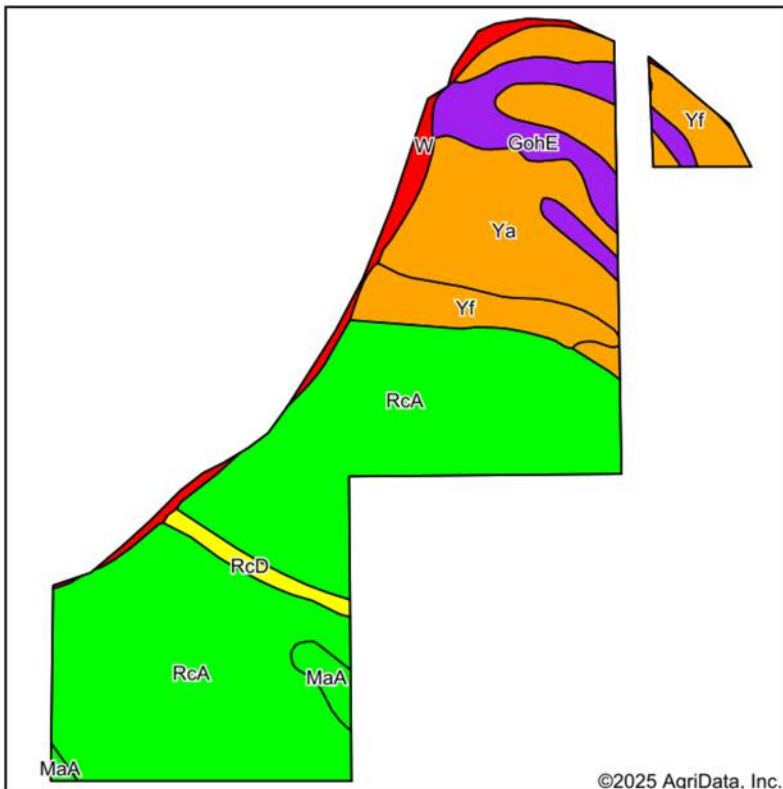


Maps Provided By: **surety**
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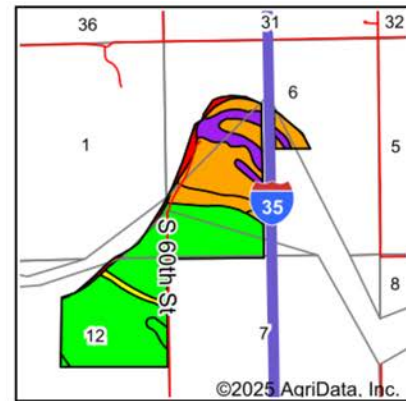


Name	Number	County	NFIP Participation	Acres	Percent
Kay County	400477	Kay	Regular	347	100%
Total				347	100%
Map Change					
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
A		100-year Floodplain	347	100%	
Total			347	100%	
Panel				Acres	Percent
40071C0375D		Effective Date	9/25/2009	347	100%
Total				347	100%

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**
 County: **Kay**
 Location: **6-25N-1W**
 Township: **Tonkawa**
 Acres: **347.02**
 Date: **7/28/2025**



Maps Provided By:



Area Symbol: OK071, Soil Area Version: 21

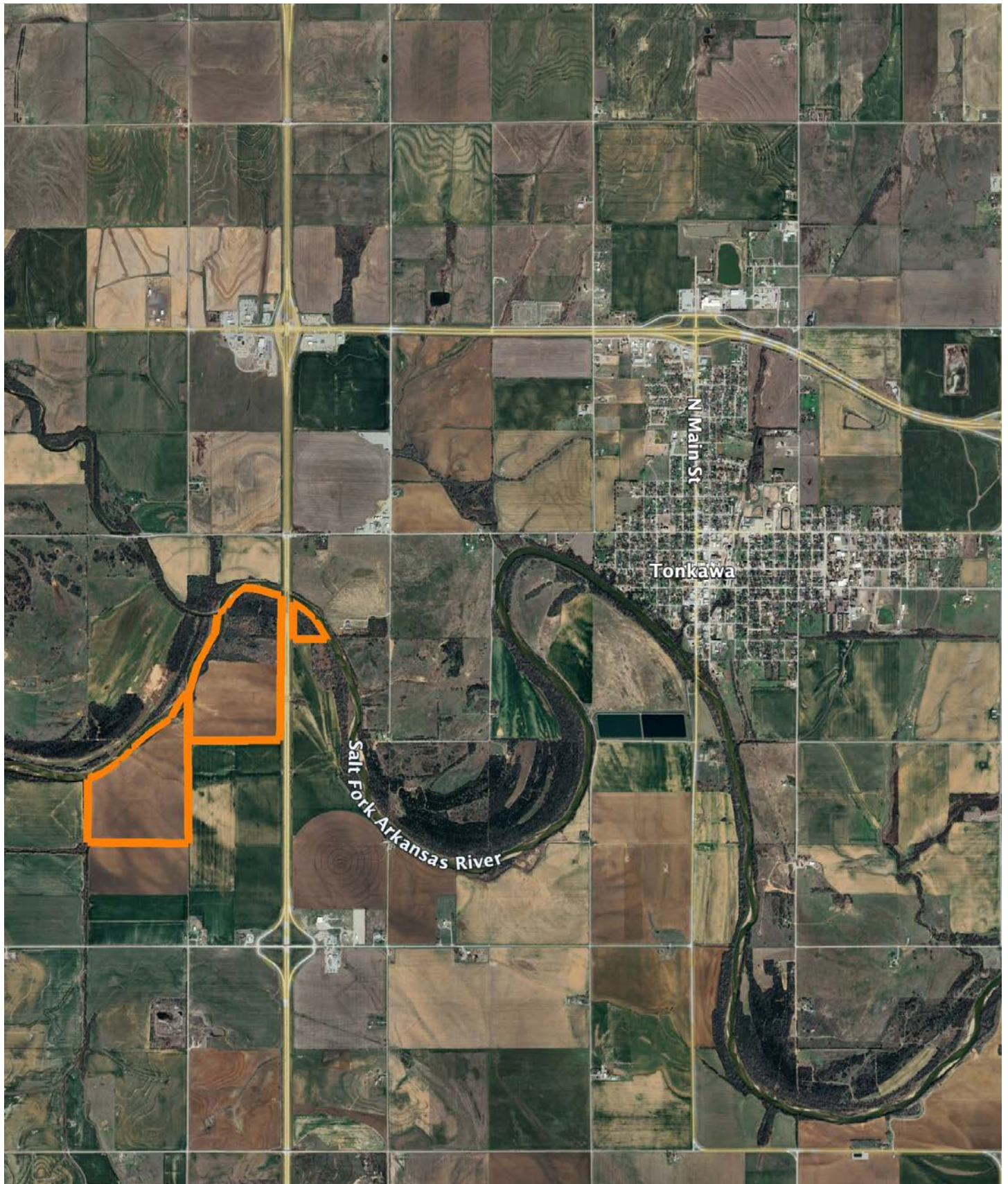
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
RcA	Reinach loam, 0 to 1 percent slopes, rarely flooded	207.79	59.8%		> 6.5ft.	Iw	6052	68	49	52	63	67
Ya	Yahola fine sandy loam, 0 to 1 percent slopes, occasionally flooded	57.87	16.7%		> 6.5ft.	IIle	5995	51	39	41	51	47
Yf	Gaddy loamy fine sand, 0 to 1 percent slopes, occasionally flooded	32.87	9.5%		> 6.5ft.	IIle	4114	28	25	27	28	15
GohE	Goodnight loamy fine sand, 5 to 15 percent slopes	25.59	7.4%		> 6.5ft.	VIle	2962	31	29	31	26	14
W	Water	11.83	3.4%		> 6.5ft.	VIII	0					
RcD	Amber loam, 5 to 8 percent slopes, rarely flooded	5.73	1.7%		> 6.5ft.	IVe	5185	68	44	50	56	68
MaA	Braman silt loam, 0 to 1 percent slopes, rarely flooded	5.34	1.5%		> 6.5ft.	Iw	5995	69	55	59	69	53
Weighted Average						2.18	5409.6	*n 56.3	*n 41.9	*n 44.6	*n 52.8	*n 52.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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MidwestLandGroup.com

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