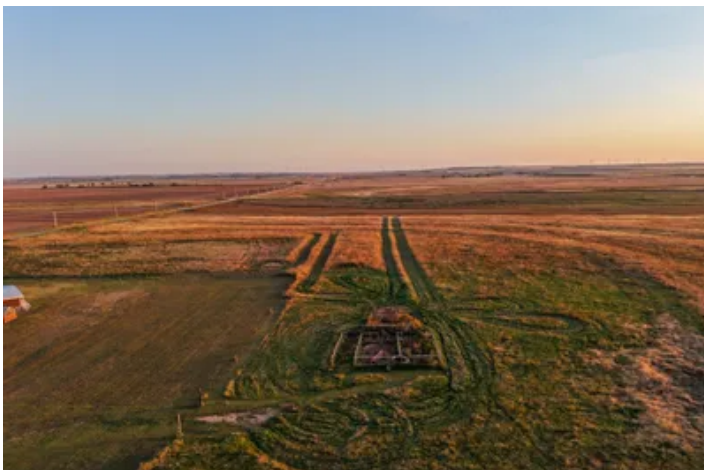


**140 acres of productive hay ground**  
S 44th  
Tonkawa, OK 74653

**\$310,000**  
140± Acres  
Kay County



**140 acres of productive hay ground**  
**Tonkawa, OK / Kay County**

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**SUMMARY**

**Address**

S 44th

**City, State Zip**

Tonkawa, OK 74653

**County**

Kay County

**Type**

Farms, Horse Property, Undeveloped Land, Recreational Land, Ranches

**Latitude / Longitude**

36.644039 / -97.337609

**Acreage**

140

**Price**

\$310,000

**Property Website**

<https://www.saltplainsproperties.com/property/140-acres-of-productive-hay-ground/kay/oklahoma/91801/>



## 140 acres of productive hay ground Tonkawa, OK / Kay County

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### **PROPERTY DESCRIPTION**

140-acre property just one mile off the I-35 Tonkawa exit that's ready to work for you. With I-35 running along the western boundary and road frontage on two sides, access couldn't be easier. The land has consistently produced quality hay crops and winter wheat, and all the hard work is already done—hot wire fencing and cattle pens are in place, plus you've got city water and electric available. Whether you're running cattle, cutting hay, or looking for a place to build, this property offers real productivity with the convenience of highway access. It's turn-key and ready to go.

### **Property Amenities**

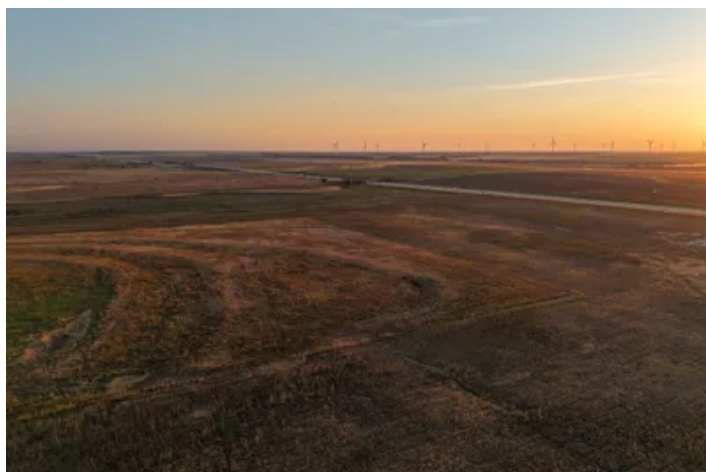
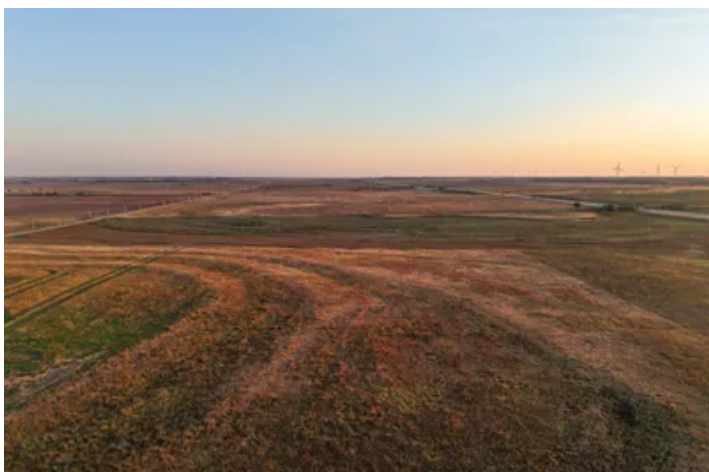
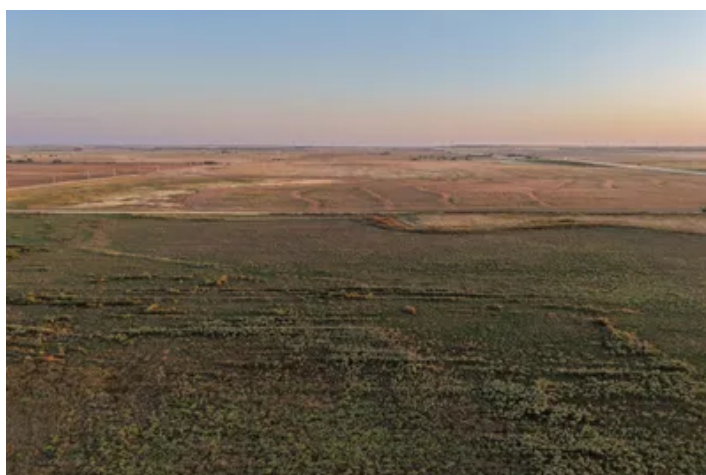
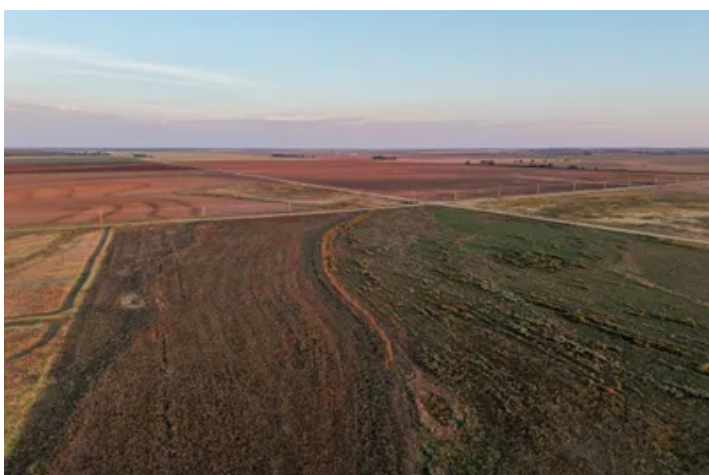
- **140 acres** of prime agricultural land
- **1 mile from I-35 Tonkawa exit** for superior accessibility
- **I-35 highway frontage** on entire western border with exceptional visibility
- **Road frontage on two sides** for multiple access points
- **Proven productive hay crop** with established yields
- **Winter wheat production** with demonstrated success
- **Hot wire fencing** professionally installed and ready for livestock
- **Cattle pens in place** - turnkey infrastructure for ranching operations
- **City water access** available to property
- **Electricity access** available to property
- Interstate exposure for future development potential



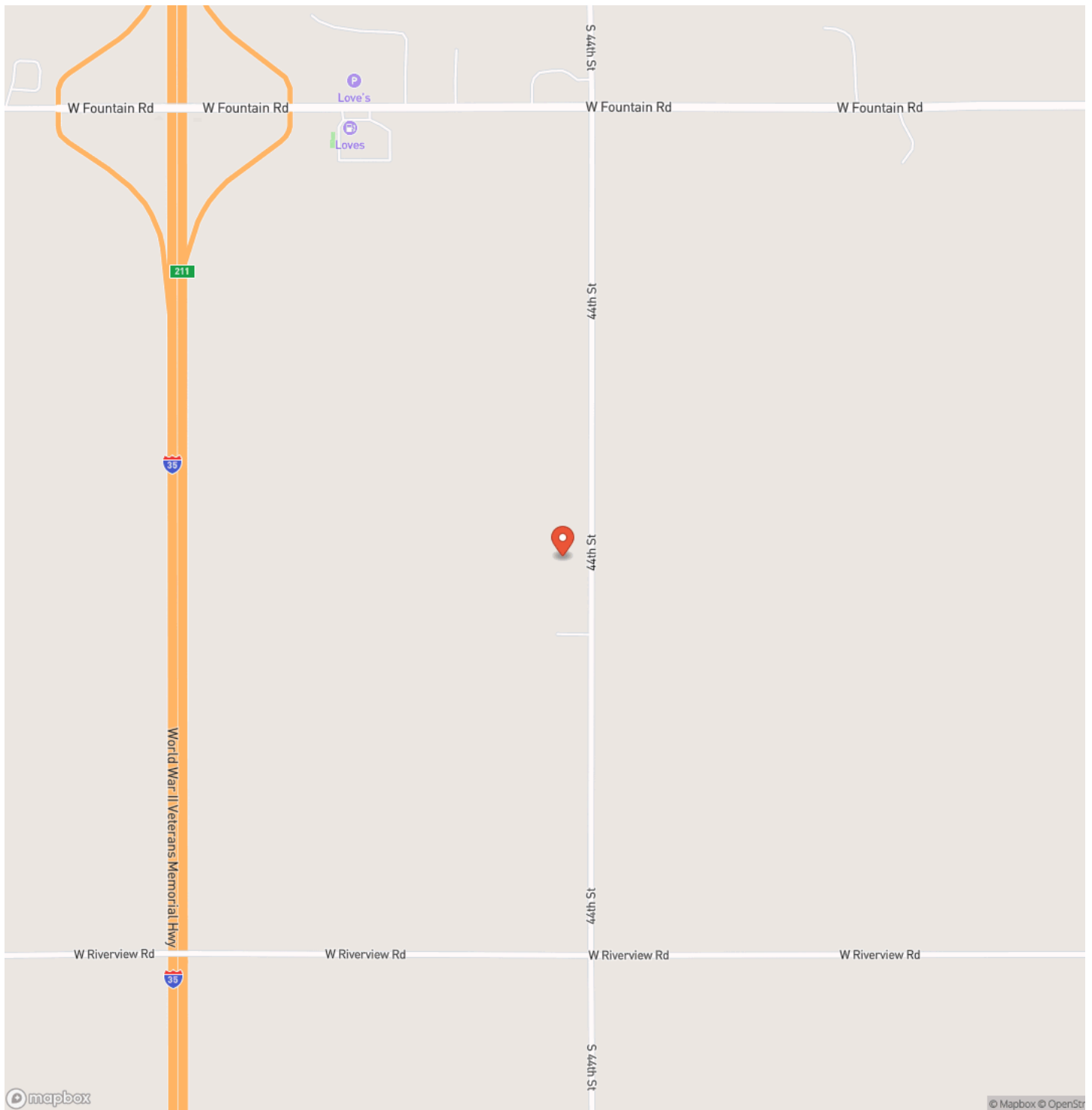


**140 acres of productive hay ground**  
**Tonkawa, OK / Kay County**

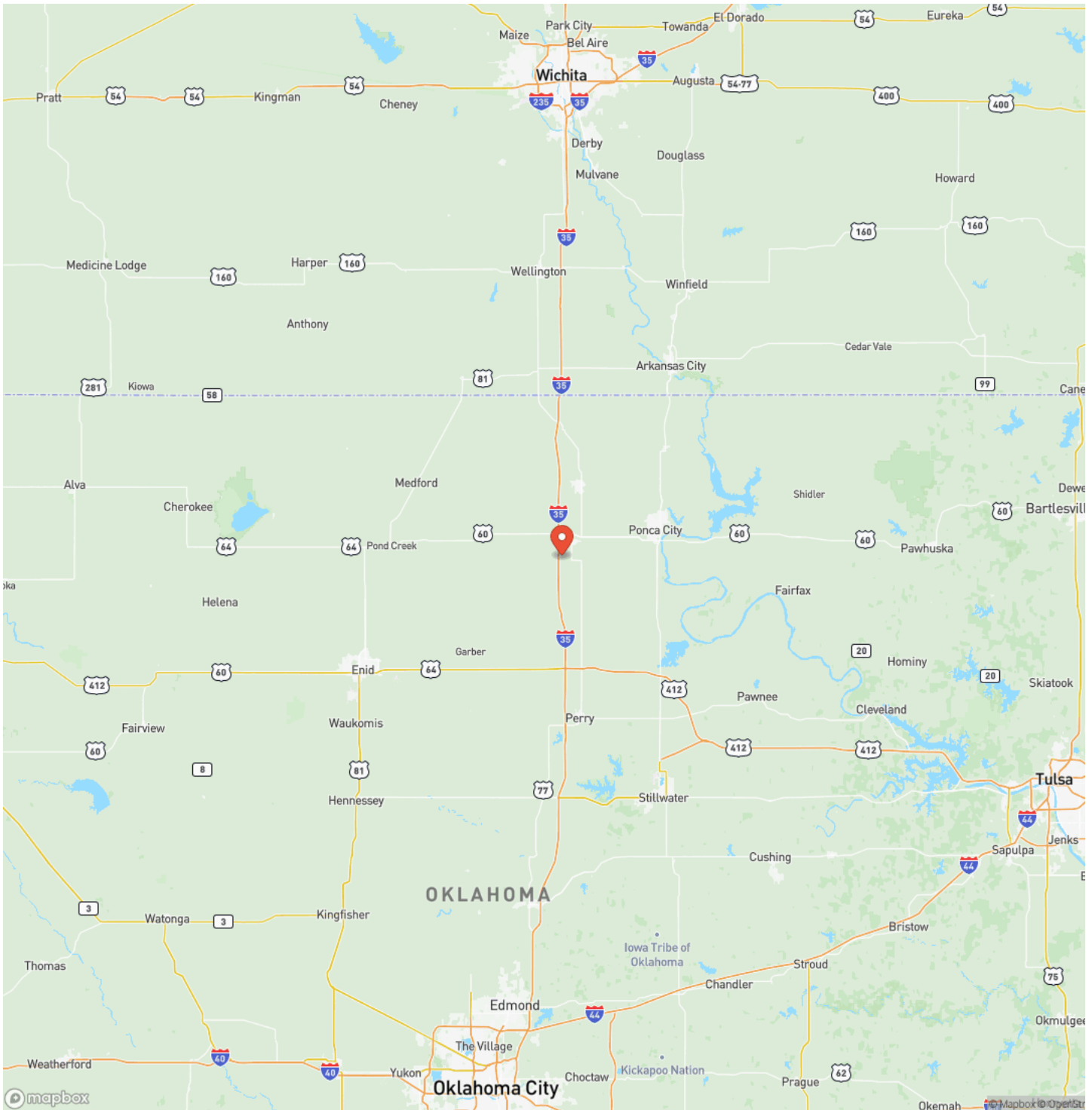
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## Locator Map



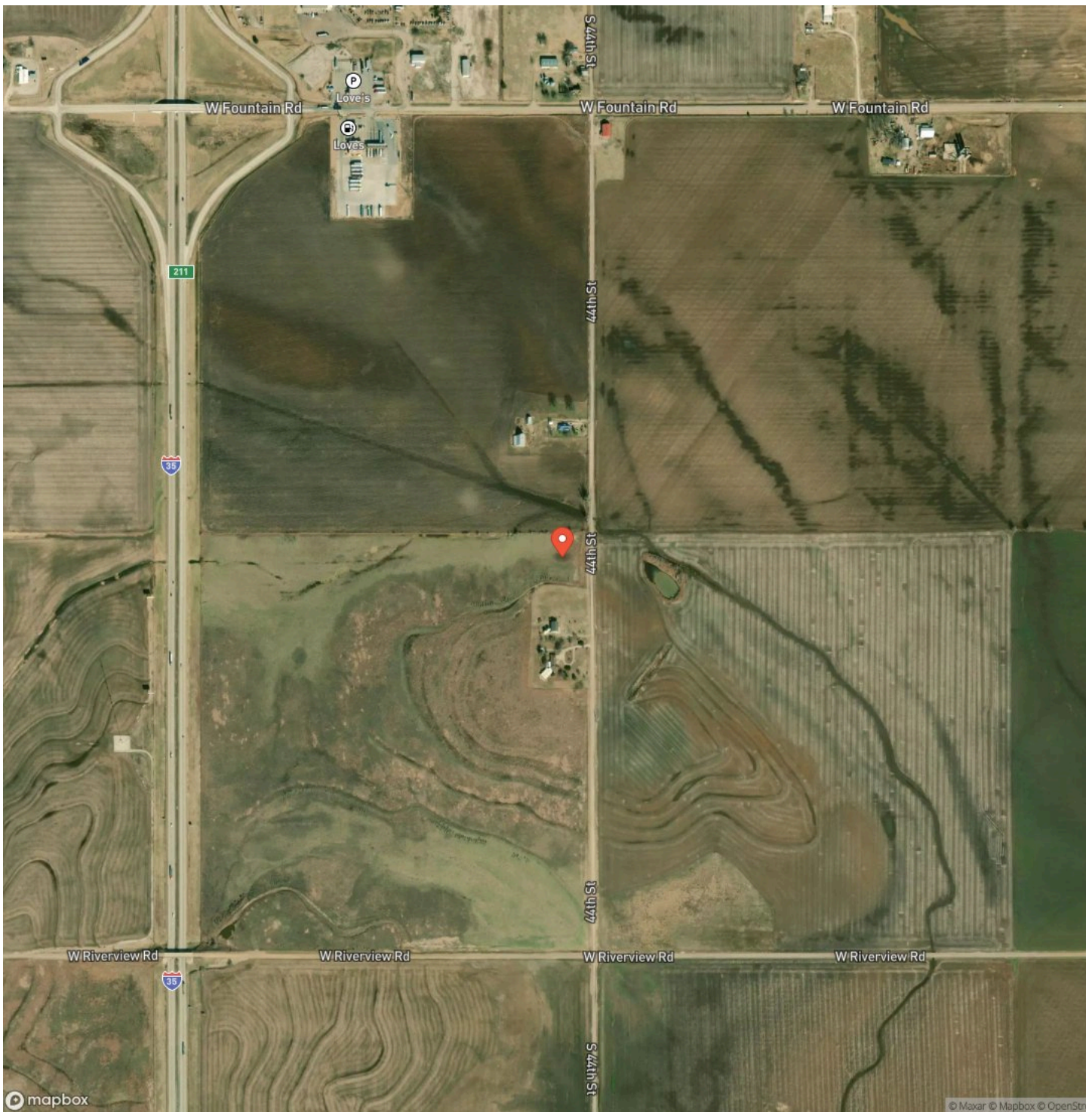
## Locator Map





140 acres of productive hay ground  
Tonkawa, OK / Kay County

## Satellite Map



**140 acres of productive hay ground**  
**Tonkawa, OK / Kay County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Mark Meadors

## Mobile

(405) 973-5002

## Email

Mark@saltplainsproperties.com

**Address**

16 E Ayers St

## City / State / Zip

Edmond, OK 73034

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



**MORE INFO ONLINE:**  
**[www.saltplainsproperties.com](http://www.saltplainsproperties.com)**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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