

Exceptional Country Estate on 6.5 acres
12501 S 44th St
Tonkawa, OK 74653

\$415,000
6,500± Acres
Kay County



Exceptional Country Estate on 6.5 acres
Tonkawa, OK / Kay County

SUMMARY

Address

12501 S 44th St

City, State Zip

Tonkawa, OK 74653

County

Kay County

Type

Residential Property, Single Family, Horse Property, Farms

Latitude / Longitude

36.658435 / -97.336909

Dwelling Square Feet

3000

Bedrooms / Bathrooms

4 / 3

Acreage

6.500

Price

\$415,000

Property Website

<https://www.saltplainsproperties.com/property/exceptional-country-estate-on-6-5-acres-kay-oklahoma/92291/>



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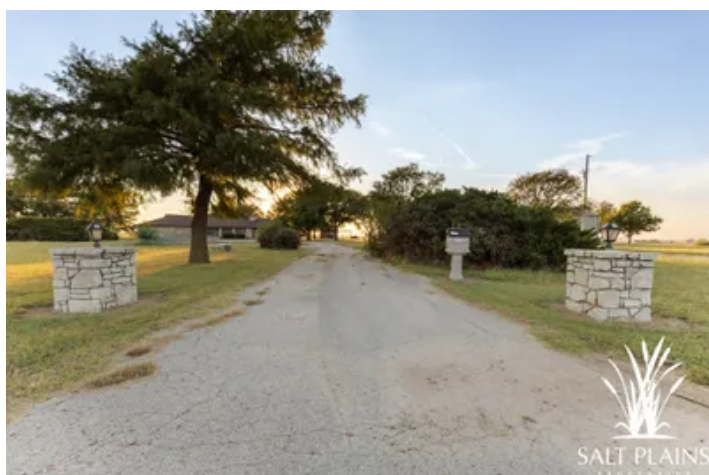
PROPERTY DESCRIPTION

Welcome to 6.5 acres of country living where thoughtful upgrades meet everyday functionality. This 3,000 square foot home sits just off the I-35 Tonkawa exit, offering the space and amenities that make life easier while keeping you connected to everything you need.

Property Highlights:

- 3 spacious bedrooms, 3 full bathrooms
- 50 year roof
- 3,000 sq ft of thoughtfully designed living space
- Private mother-in-law suite - perfect for extended family or guests
- Indoor heated pool - enjoy year-round swimming regardless of Oklahoma weather
- Generac whole-house generator - never worry about power outages
- Massive 50x50 shop building - ideal for hobbyists, contractors, or equipment storage
- 6.5 acres of usable land providing privacy and endless possibilities
- Quick access to Interstate 35 for easy commuting
- Approximately 100 miles north of Oklahoma City
- About 75 miles south of Wichita, Kansas
- Small-town charm with big-city accessibility
- Peaceful country living without sacrificing convenience

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LISTING REPRESENTATIVE
For more information contact:



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City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.

This image shows a single sheet of white paper with horizontal blue 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.



MORE INFO ONLINE:
www.saltplainsproperties.com

DISCLAIMERS

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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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