

# LAND AUCTION



## 160 AC± | 1 TRACT | KAY CO, OK

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

**AUCTION DATE:** 8/27/25 | **AUCTION TIME:** 1 PM CT

**AUCTION HELD AT:** BLACKWELL EVENT CENTER  
800 S MAIN ST, BLACKWELL, OK 74631

Located just outside of Blackwell in North Central Oklahoma, this 160± acre tillable farm offers a great opportunity for farmers, investors, or landowners looking to add quality acreage to their operation. With the wheat harvest recently completed, the property is clean and ready for new ownership with open tenancy moving forward. The soils consist of a productive mix of Class II Kirkland and Tabler Silt Loam and Class III Kirkland-Renfrow, offering strong potential for wheat, small grains, or row crop production. The terrain is mostly flat, making fieldwork efficient and reducing input costs related to erosion and runoff. Access is excellent with good gravel roads along both the north and west sides of the property, allowing easy entry for equipment and trucks. Electricity is available along the north property line, providing the opportunity for future improvements such as a farmstead or shop. The location just minutes from Blackwell offers convenience to grain markets, farm supply stores, and major highways, making this tract both functional and valuable. Whether you're expanding an existing farming operation or seeking a dependable land investment, this 160-acre property combines quality soils, great access, and strong agricultural potential in a well-established farming area. Don't miss your chance to own a clean, productive farm in a highly desirable location. Contact Sean O'Grady or Austin Workman for more info on this quality tillable tract or for more specifics about the upcoming auction.



<b>Deeded Acres:</b>	160
<b>Soil Types:</b>	Kirkland Silt Loam, Tabler Silt Loam, Kirkland Renfrow Complex
<b>Soil PI/NCCPI/CSR2:</b>	59.59 NCCPI
<b>CRP Acres/Payment:</b>	No CRP
<b>Taxes:</b>	\$711.00
<b>Lease Status:</b>	Open Tenancy for 2025 crop year
<b>Possession:</b>	Immediate possession
<b>Survey needed?:</b>	No survey needed
<b>Brief Legal:</b>	NW ¼ S11 T27N R2W Kay Co OK
<b>PIDs:</b>	8500-11-027-02W-2-001-00, 8500-11-027-02W-2-002-00
<b>Lat/Lon:</b>	36.8367/-97.3863
<b>Zip Code:</b>	74631



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

SEAN O'GRADY, AGENT: 405.747.0284 | [sean.ogrady@whitetailproperties.com](mailto:sean.ogrady@whitetailproperties.com)

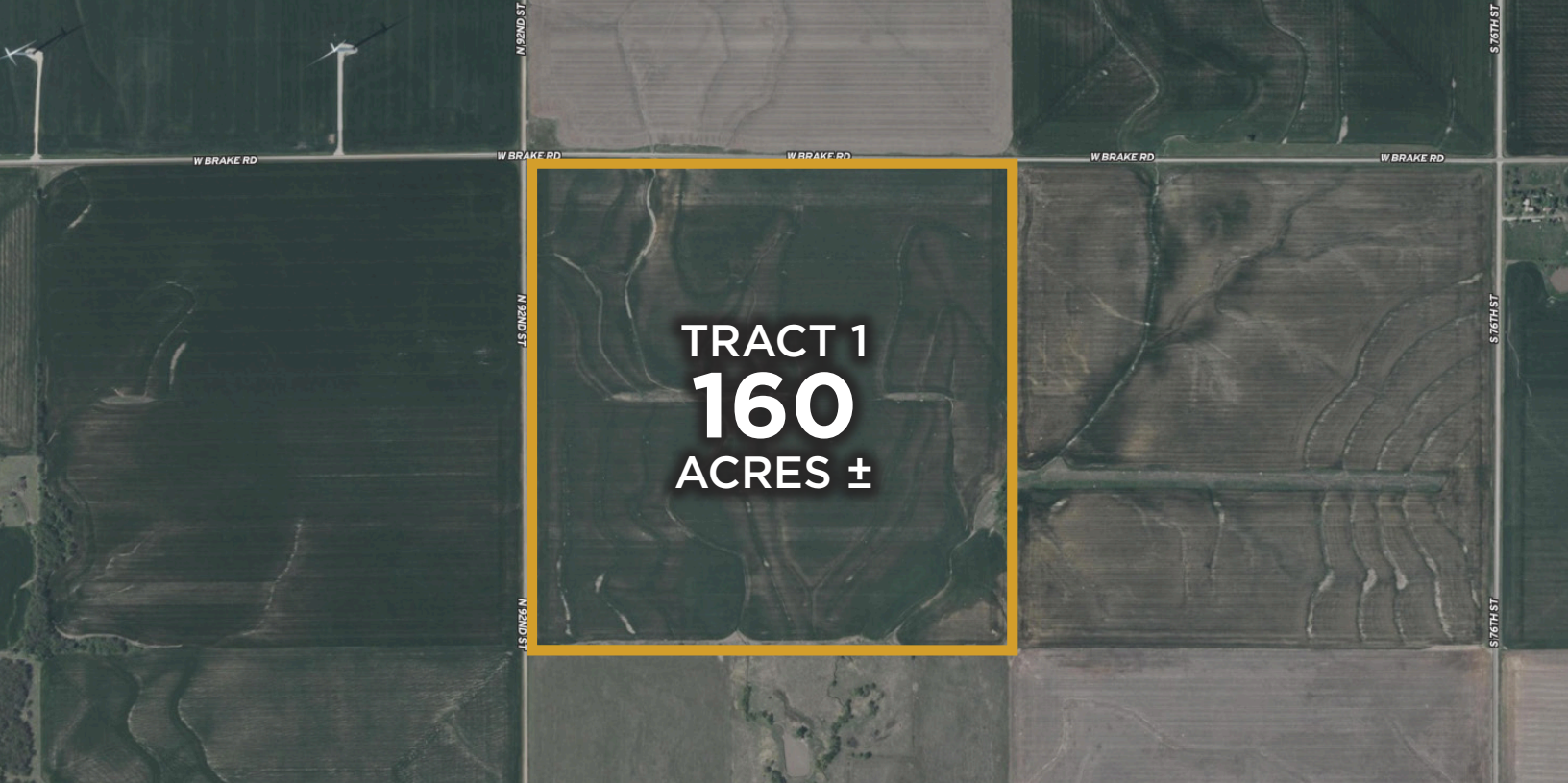
AUSTIN WORKMAN, AGENT: 580.307.5688 | [austin.workman@whitetailproperties.com](mailto:austin.workman@whitetailproperties.com)

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IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC | Dean Anderson, OK Broker for Whitetail Properties Real Estate, LLC, OK Lic 159163 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332  
Sean O'Grady, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 405.747.0284 | Austin Workman, Oklahoma Land Specialist for Whitetail Properties Real Estate, LLC, 580.307.5688





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