

Ultimate Multi-Use Wakita Farm
County Road 850
Wakita, OK 73771

\$1,125,000
480± Acres
Grant County



Ultimate Multi-Use Wakita Farm
Wakita, OK / Grant County

SUMMARY

Address

County Road 850

City, State Zip

Wakita, OK 73771

County

Grant County

Type

Farms, Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.909 / -97.926

Acreage

480

Price

\$1,125,000

Property Website

<https://arrowheadlandcompany.com/property/ultimate-multi-use-wakita-farm-grant-oklahoma/106261/>



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PROPERTY DESCRIPTION

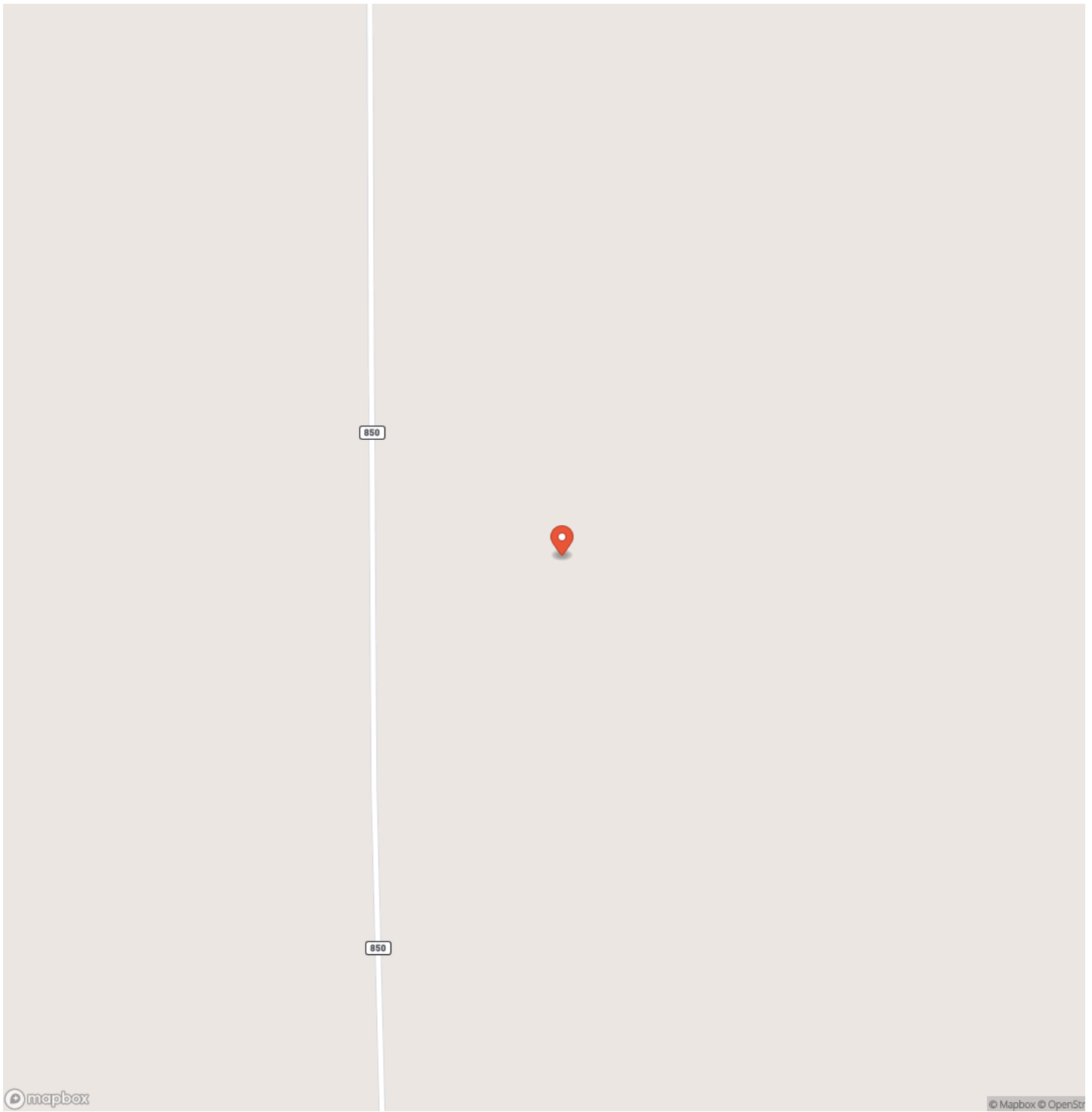
Located just 1+/- mile North of Wakita, this diverse 480+/- acre tract in Grant County offers an outstanding combination of productive farmland, quality cattle pasture, and exceptional recreational opportunities! With a great mix of tillable acreage, native grass pasture, timber, creeks, and ponds, this property has the versatility to fit a variety of operations and outdoor interests. The North portion of the property is primarily made up of quality tillable ground with excellent soils. A wet season creek winds through this section and is lined with giant cottonwood trees, creating both scenic views and attractive wildlife habitat. Whether you are looking to expand your farming operation or invest in productive ground, this area offers strong agricultural appeal. The middle section is fully fenced pasture with quality fencing already in place along with a catch pen for easy livestock handling and operations. A solar-powered water well and pond provide dependable year-round water for livestock and wildlife. In the southwest corner of the property a sizable block of timber is loaded with deer rubs and tracks, showing strong whitetail activity throughout the area. The southern tract offers excellent recreational habitat with multiple fingers of the wet season creek, a 1.15+/- acre pond, tall native grasses, and thick draws that create ideal bedding and travel corridors for wildlife. The combination of cover, water, and natural food sources makes this a highly attractive area for whitetail deer and upland birds. Do not overlook the recreational potential this property provides. During a recent visit, multiple deer, ducks, and quail were observed, while pheasants could be heard cackling throughout the property. Whether you are looking for a strong agricultural investment, a cattle setup, or a hunting property with excellent habitat diversity, this tract checks a lot of boxes! The property is conveniently located 1+/- mile north of Wakita, 17+/- miles northwest of Medford, 24+/- miles northwest of Pond Creek, and 27+/- miles south of Anthony, Kansas. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Tony Cerar at [\(918\)671-8937](tel:9186718937).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

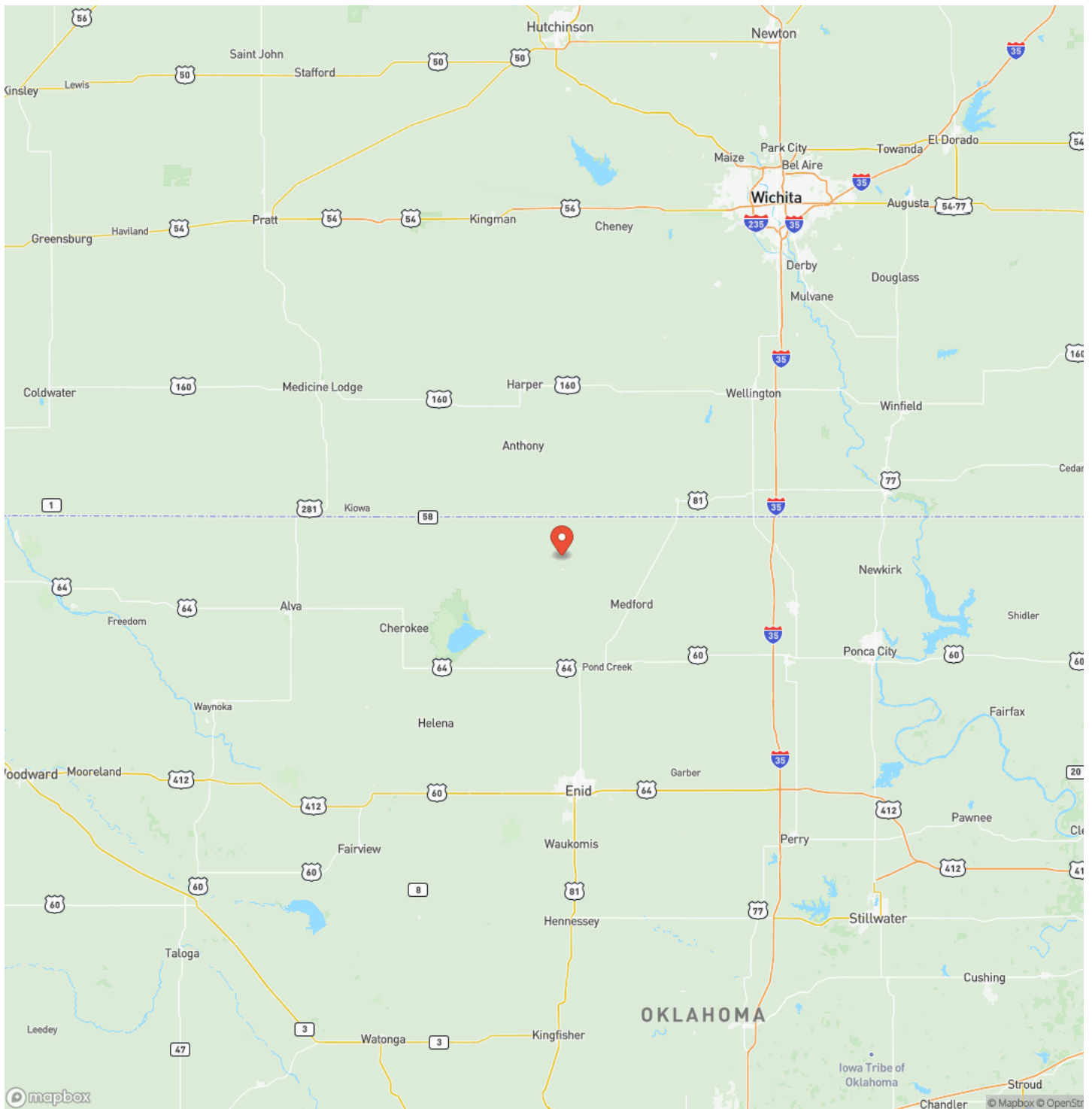
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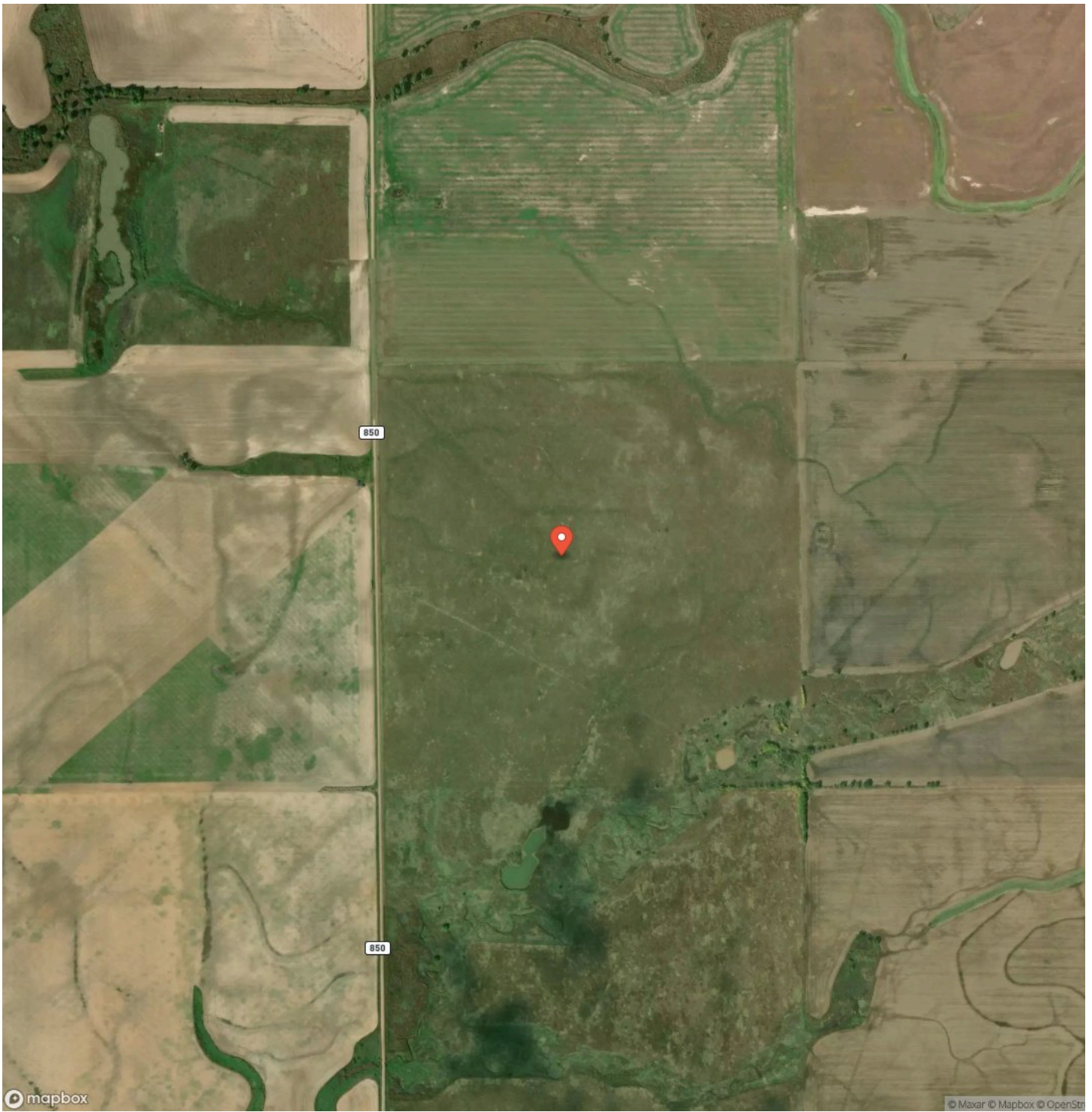
Locator Map



Locator Map



Satellite Map



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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