

Polecat Creek Ranch
101829 State Highway 11
Medford, OK 73759

\$525,000
155± Acres
Grant County



Polecat Creek Ranch
Medford, OK / Grant County

SUMMARY

Address

101829 State Highway 11

City, State Zip

Medford, OK 73759

County

Grant County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Single Family

Latitude / Longitude

36.8132 / -97.6284

Dwelling Square Feet

2000

Bedrooms / Bathrooms

3 / 2

Acreage

155

Price

\$525,000

Property Website

<https://arrowheadlandcompany.com/property/polecat-creek-ranch-grant-oklahoma/40973/>



PROPERTY DESCRIPTION

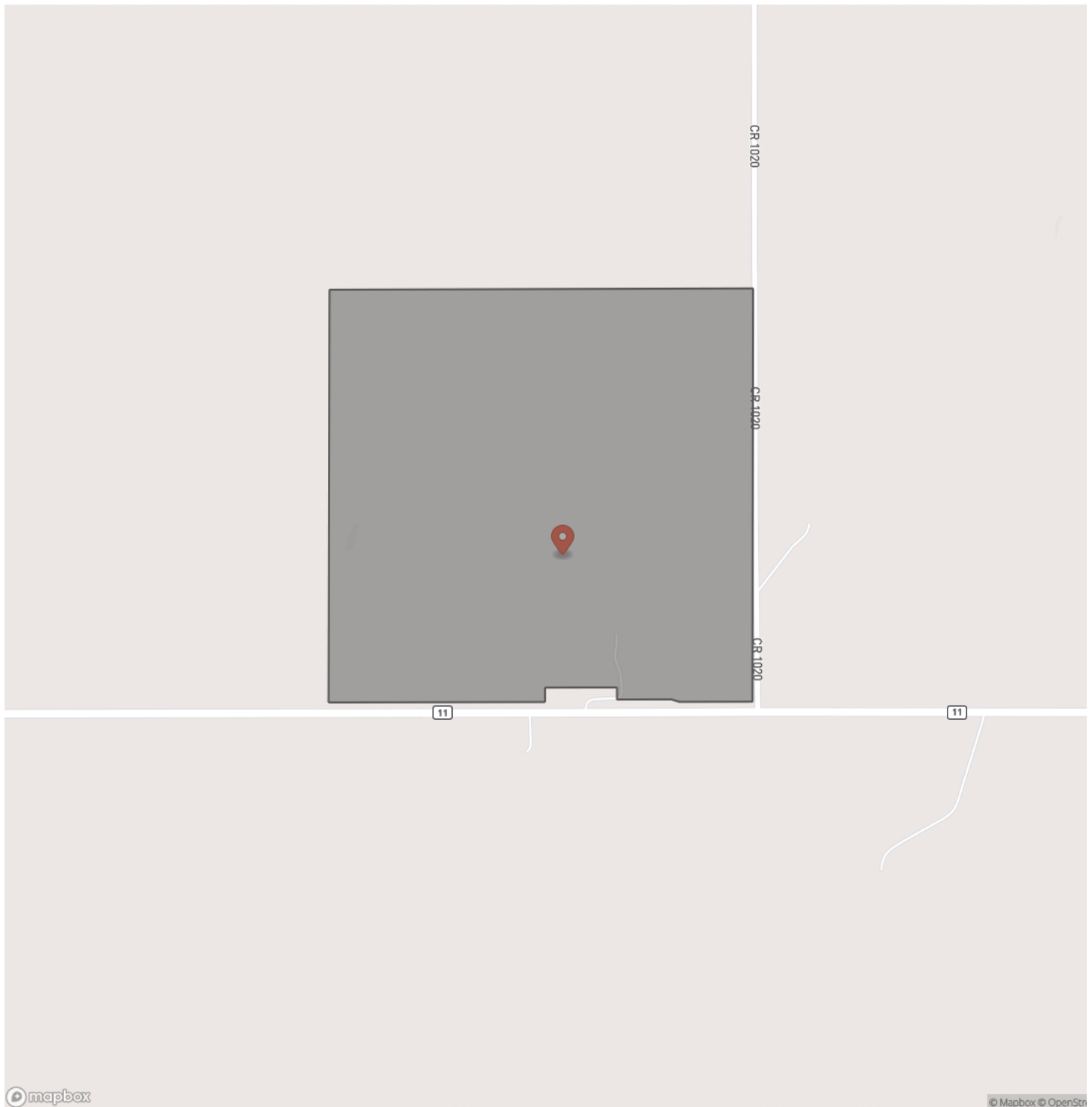
Check out this beautiful 155-acre Grant County farm on the north side of Highway 11, located just 15 miles west of I-35 and just 5 miles e of Medford, OK. The farm has everything an outdoorsman looking for land in this area could want. The farm features a very nice 3 bed, 2 bath, all electric modular home with concrete slab that could be your full-time home or make for an awesome hunting cabin. Near the hc sits a detached two car garage/shop that provides plenty of storage along with covered parking. In addition to the home and shop, the homesite also features an ideally situated above ground swimming pool with a custom-built deck around it, and an in ground storm shel Polecat creek runs through the farm on the east side providing a year-round water source, along with plenty of bedding habitat and big timber. There is another significant wet weather creek and big draw coming into the farm on the west side providing an additional water source, more timber, and some nice elevation change for this part of Oklahoma. There are two big ponds on the property and a few sma ponds that could be improved to hold more water. This property has the potential to be a fantastic waterfowl hunting property just the v it sits, but with a little dirt work you could hold a ton of water on this place. The farm is cross fenced for grazing and the grasses have bee managed well. If grazing is what you're looking for, not only can you do it on this farm, but the 160-acre farm that borders this farm to th north is also for sale and is almost entirely pasture. This would allow the same person to own the entire east half of this section, ask me l more details. This is one of the nicest turnkey properties that has come on the market in Grant County in a long time. It serves as a great combination hunting/grazing farm for the family that owns it now, and it can continue to do the same for you for years to come. If huntir your focus, the sky is the limit on this place. Removing the cattle and allowing the brush, trees, and native grass to grow naturally without being grazed would turn this place into a phenomenal deer hunting property that would more than likely be great for upland birds as we waterfowl and even some turkey hunting. The surrounding farms are providing all the beans, milo, and wheat your deer can eat which is one more perk to owning a farm in this neighborhood. Get ahold of Tony to go see this one-of-a-kind Grant County property before it's gone, this one won't disappoint.



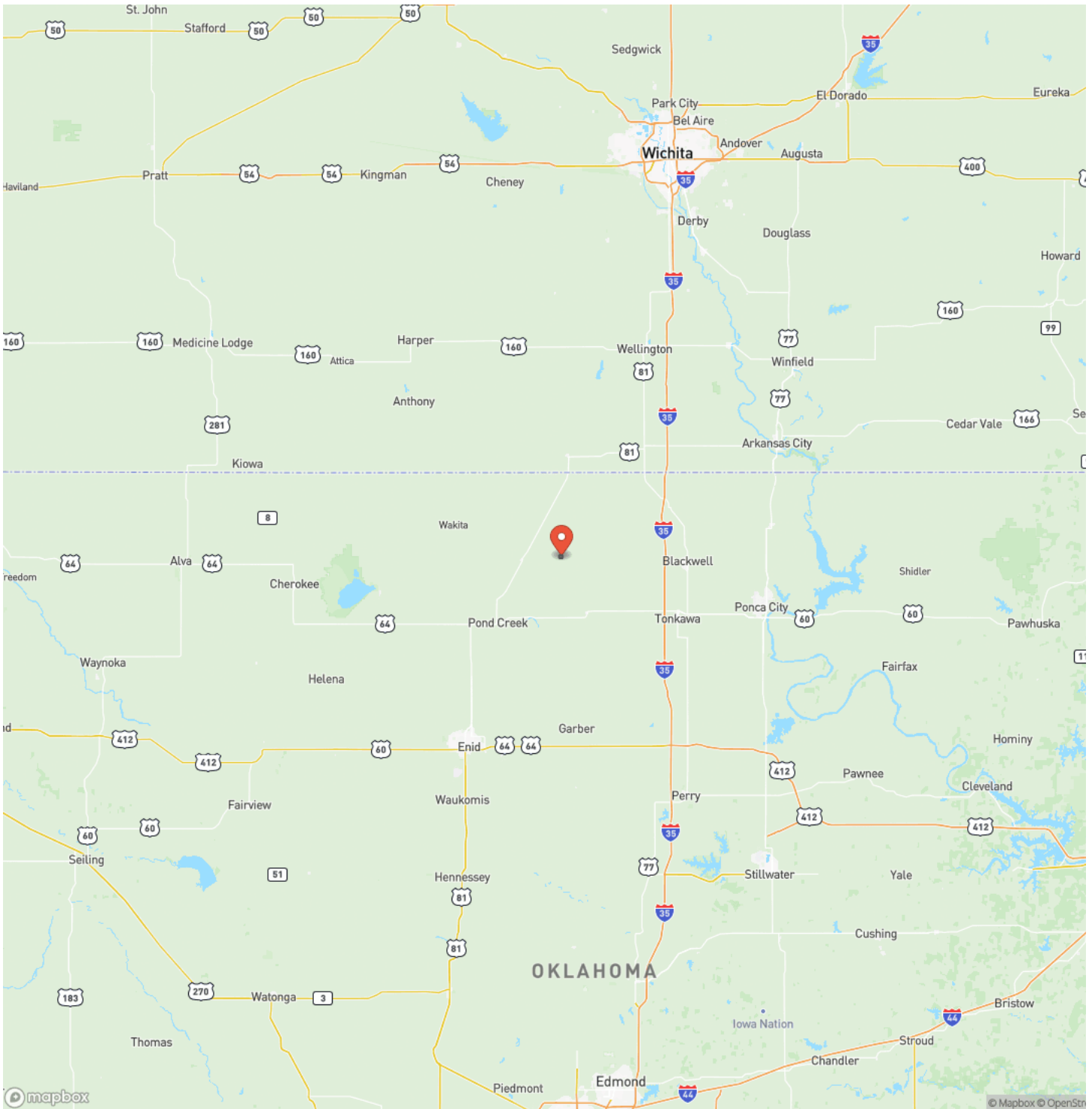
Polecat Creek Ranch
Medford, OK / Grant County



Locator Map



Locator Map



Satellite Map



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DISCLAIMERS

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