

Salt Fork Flyway Farm
E 0220 Rd
Jet, OK 73749

\$495,000
160± Acres
Alfalfa County



Salt Fork Flyway Farm
Jet, OK / Alfalfa County

SUMMARY

Address

E 0220 Rd

City, State Zip

Jet, OK 73749

County

Alfalfa County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

36.687825 / -98.118684

Acreage

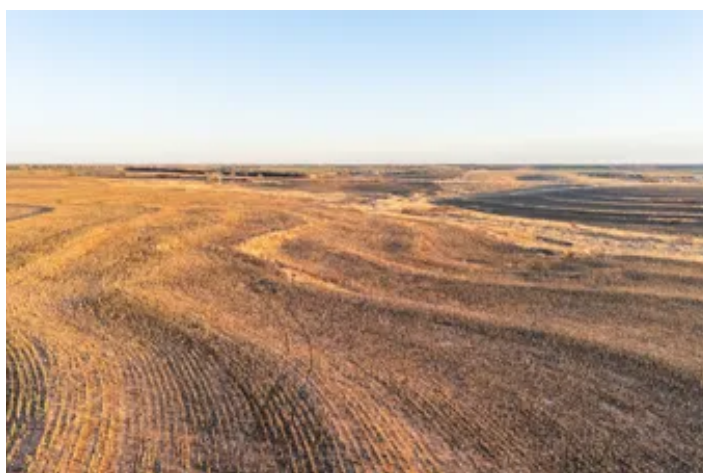
160

Price

\$495,000

Property Website

<https://arrowheadlandcompany.com/property/salt-fork-flyway-farm-alfalfa-oklahoma/78327/>

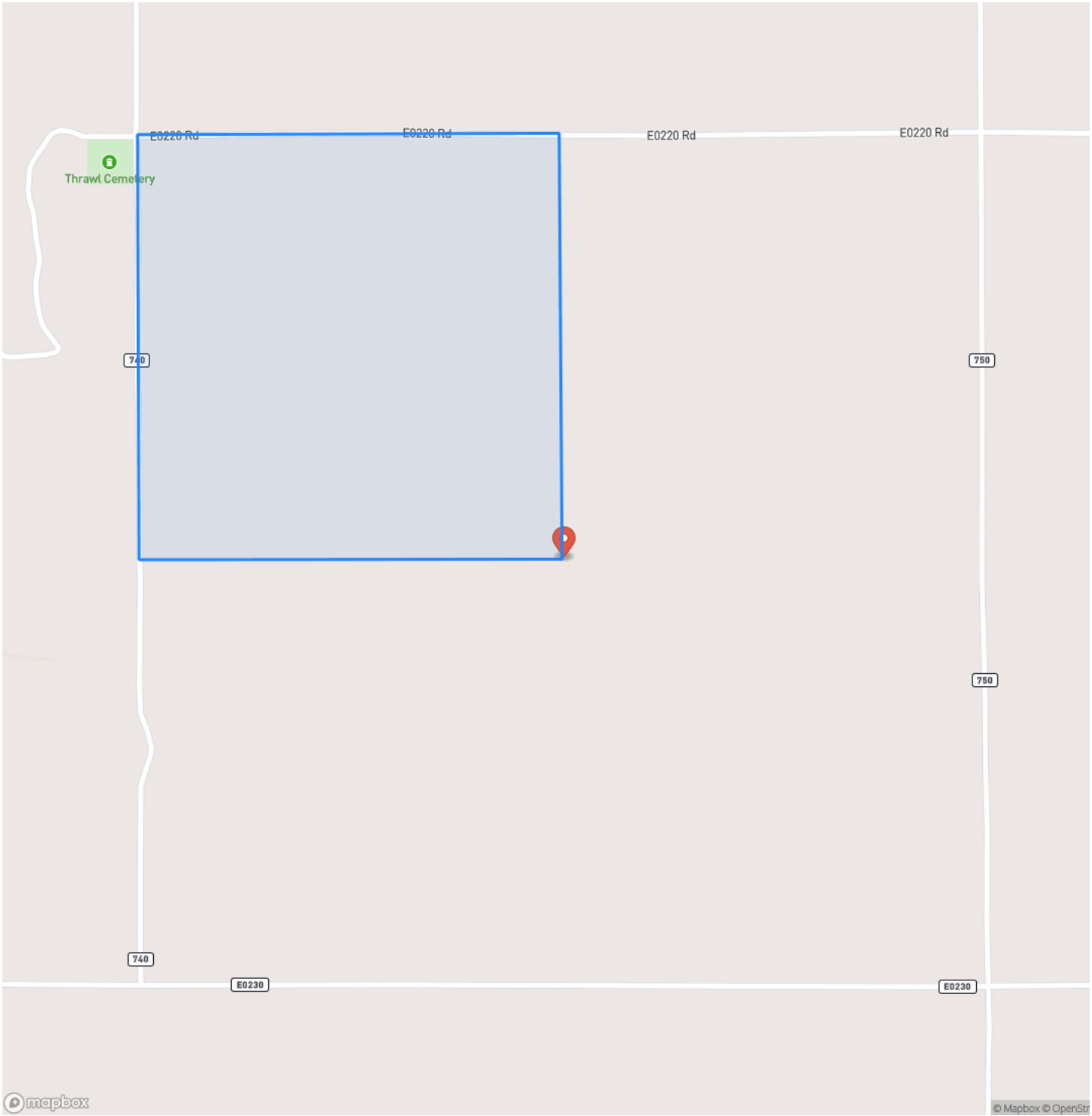


PROPERTY DESCRIPTION

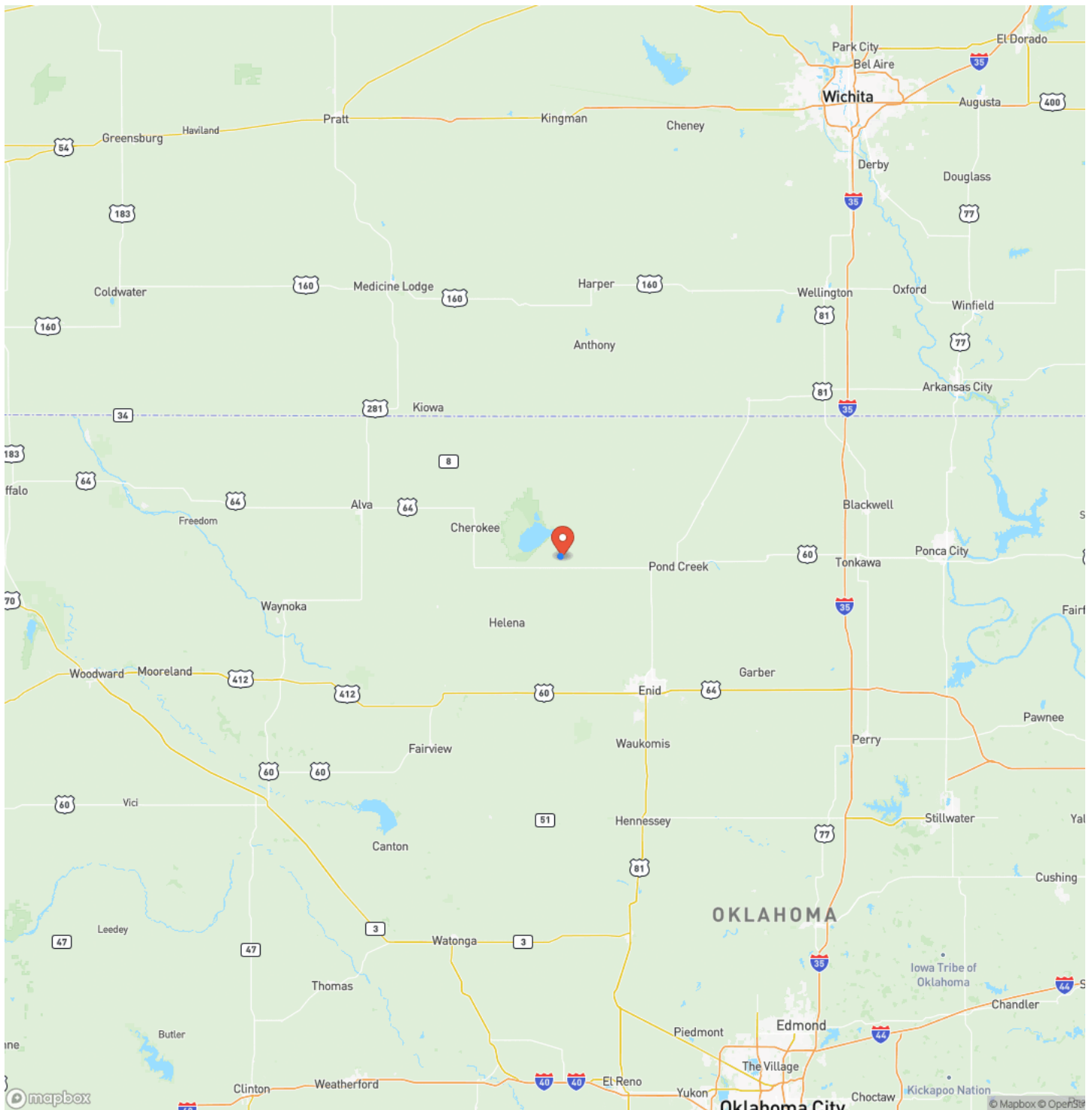
Take a look at this ideally located Alfalfa County, Oklahoma farm! This is the right farm in the right spot, situated just north of Highway 64 between Jet, OK, and Nash, OK. Being less than 3 +/- miles from the Great Salt Lake and less than 2 +/- miles from the Salt Fork River offers a tremendous advantage for attracting wildlife of all kinds, especially waterfowl. The farm features major elevation changes and two deep draws that could potentially hold a significant amount of water. Currently, these areas are covered in thick brush, native grass, and scattered trees, providing excellent bedding habitat for deer and upland birds. Most of the farm is terraced and primarily consists of tillable ground planted with corn. In 2024, the corn crop was left standing due to insufficient yield, which led to some of the best waterfowl hunting locals have ever experienced. The resulting waterfowl numbers were among the highest seen in the area, and this scenario could likely be replicated annually if desired by the buyer. The farm offers convenient access from Ellis Rd. on the north side, with additional access from 740 Rd. on the west side. Electric service is available along 740 Rd., and rural water is located at the southwest corner of the property. Adding to its appeal, the seller holds the lease on the neighboring half-section of school land to the east and will extend the hunting privileges on it to the buyer for the next three years. The sellers also plan to continue farming the school land with a summer crop for the duration of the lease and are willing to farm the property being sold under a similar three-year agreement. This arrangement gives the buyer access to 480 +/- acres in total for a minimum of the next three years. The pictures and videos speak for themselves — with ample food and excellent habitat, this 480 +/- acre offering stands out as one of the most wildlife-rich properties in all of eastern Alfalfa County. All showings are by appointment only. If you would like more information or to schedule a private viewing, please contact Tony Cerar at [\(918\) 671-8937](tel:9186718937).



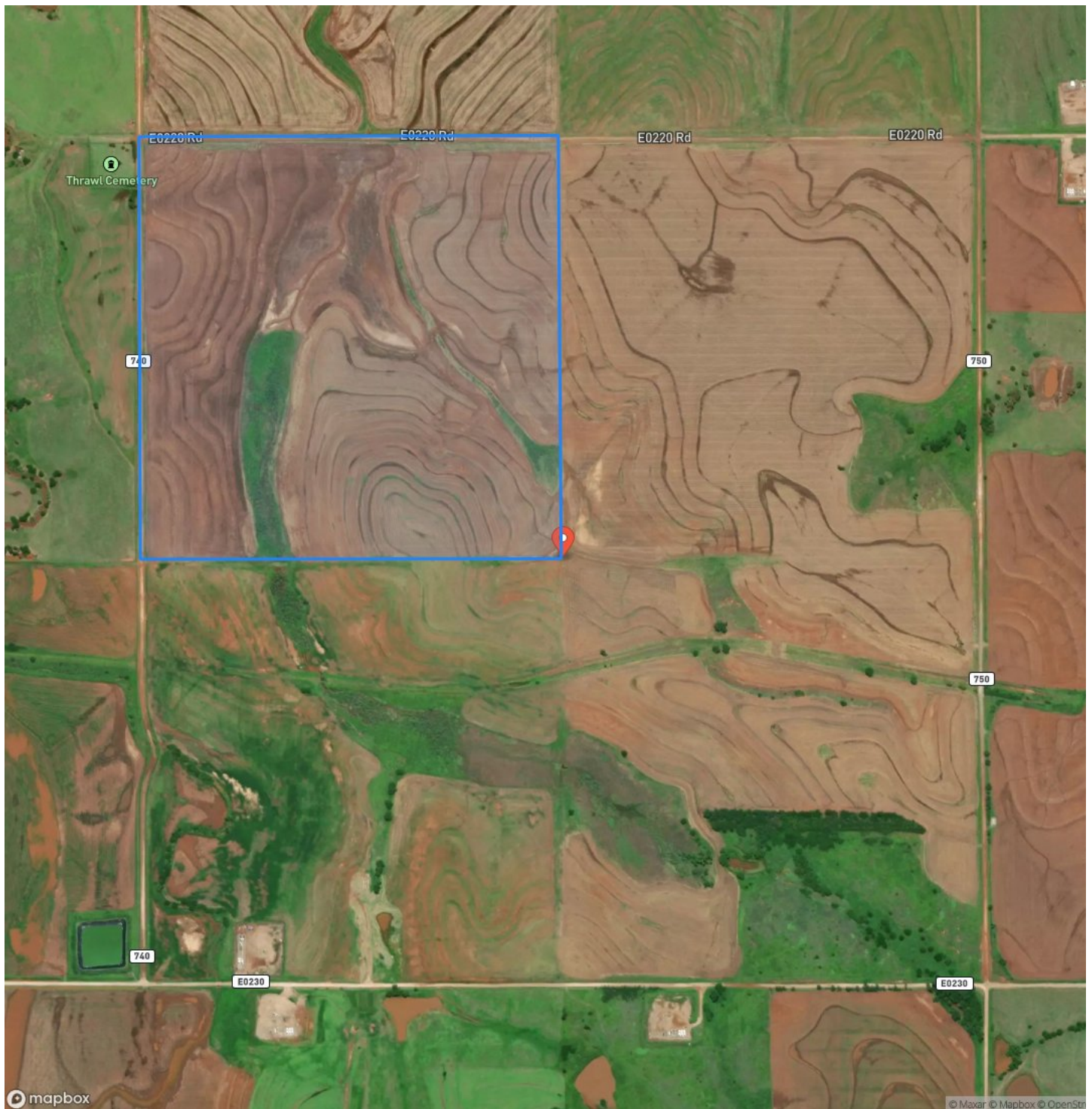
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Tony Cerar

Mobile

(918) 671-8937

Email

tony.cerar@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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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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