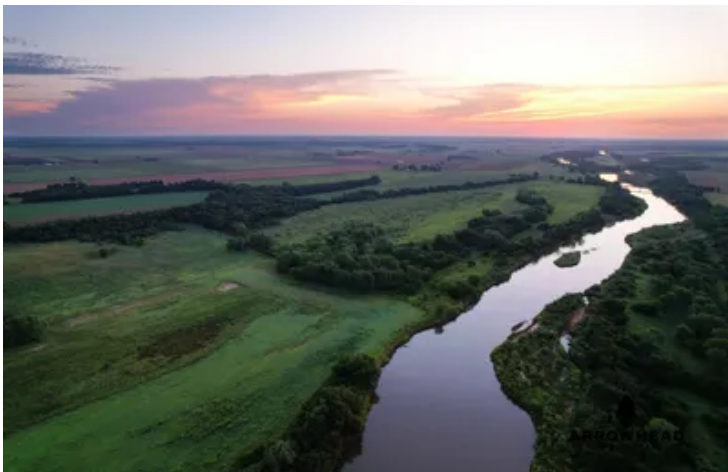


The Riverbank Cabin
16873 County Road 1000
Lamont, OK 74643

\$450,000
98.020± Acres
Grant County



The Riverbank Cabin
Lamont, OK / Grant County

SUMMARY

Address

16873 County Road 1000

City, State Zip

Lamont, OK 74643

County

Grant County

Type

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

Latitude / Longitude

36.6487 / -97.6559

Dwelling Square Feet

1200

Bedrooms / Bathrooms

3 / 2

Acreage

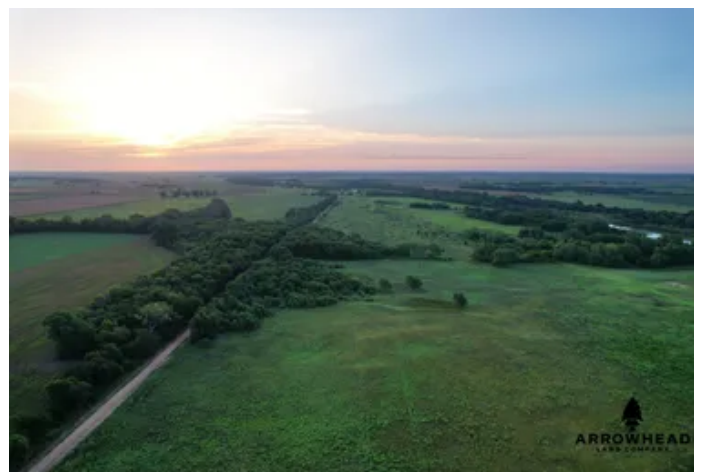
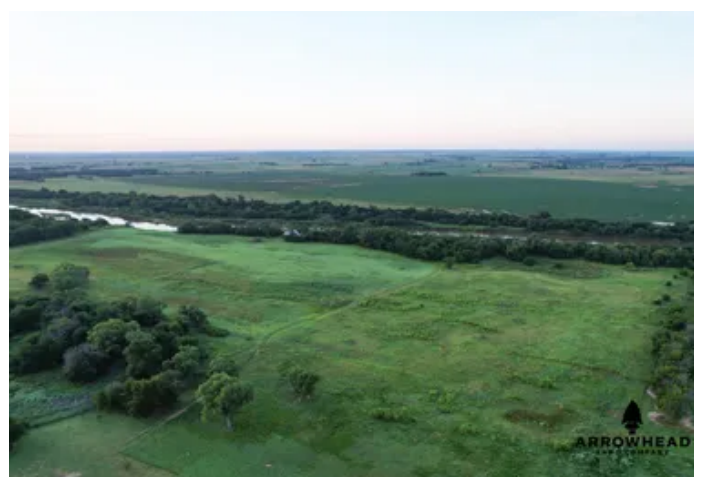
98.020

Price

\$450,000

Property Website

<https://arrowheadlandcompany.com/property/the-riverbank-cabin-grant-oklahoma/42675/>



The Riverbank Cabin

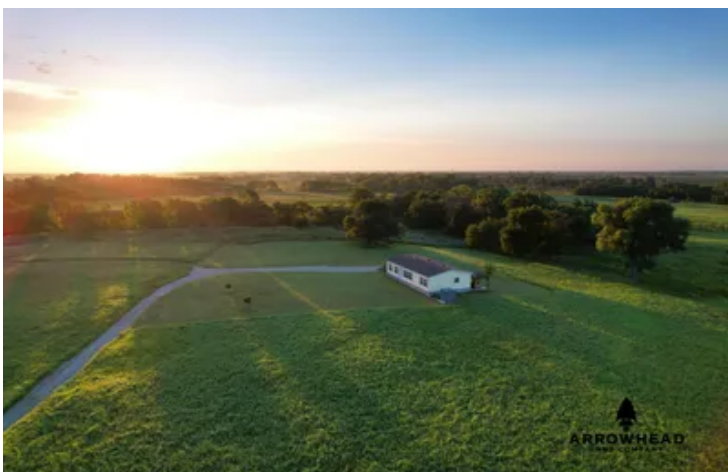
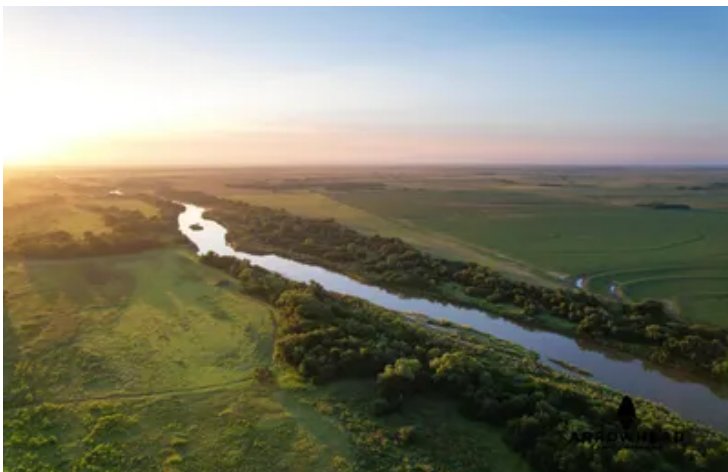
Lamont, OK / Grant County

PROPERTY DESCRIPTION

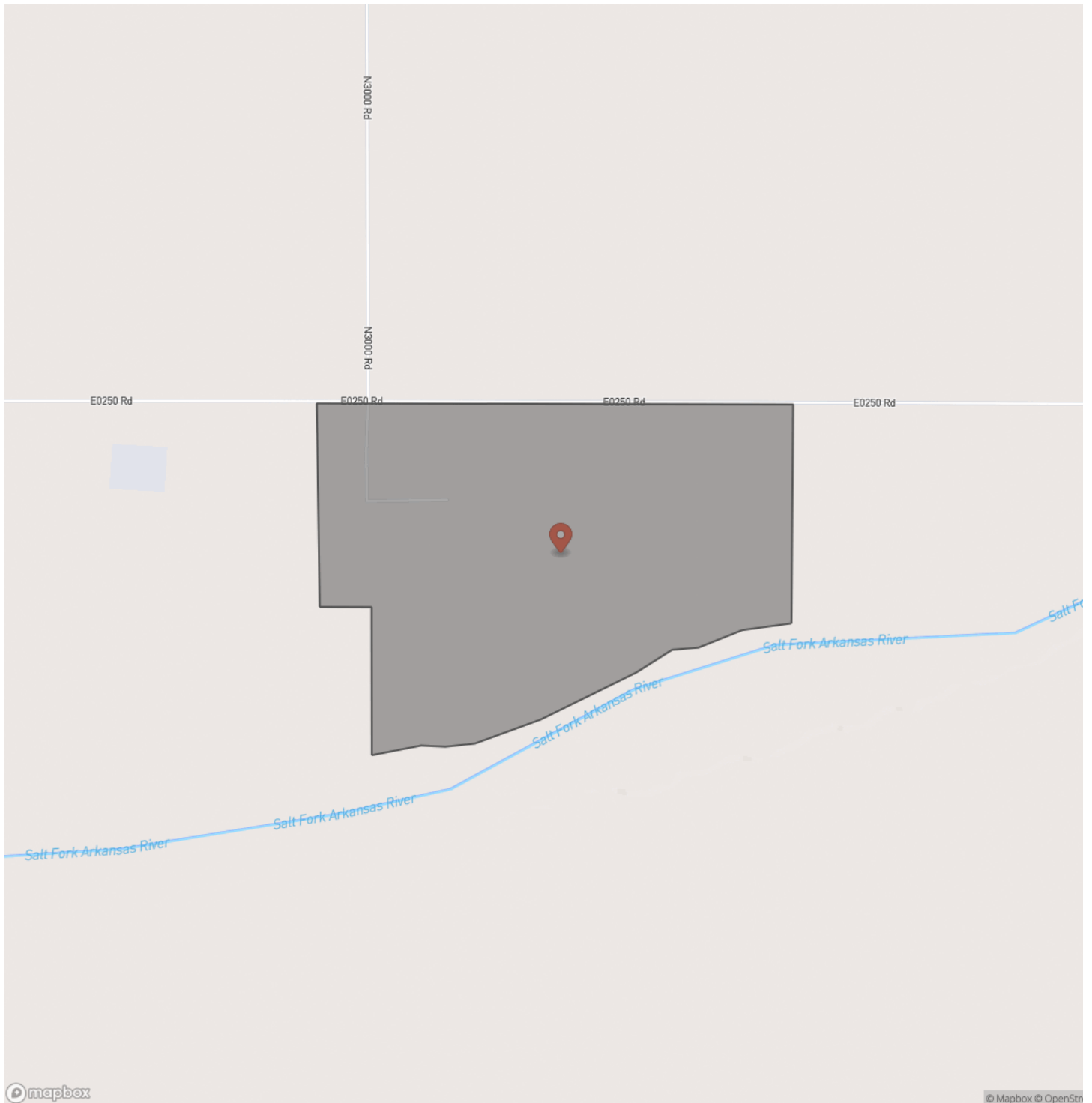
Farms on the Salt Fork River in Grant County are some of the most sought-after hunting farms in the North Central part of the state, just take a look at the photos of this beautiful 98-acre property and you can see why. This specific area boasts great hunting for whitetail deer, turkey, ducks, dove, quail & pheasant. This farm is set up for the outdoorsman with a well-kept double wide trailer perfect for hunting camp or getaway stays, a nice barn to store equipment and machines in, and a super cool cabin on the riverbank with electricity, a wood burning stove, and a gorgeous view of the river. The farm offers roughly ½ mile of Salt Fork River frontage, providing ideal habitat for all the wildlife native to this area. Another thing the river offers is the opportunity to pump water out of the river into the wetlands the seller has had built on the property to enjoy some first-class duck hunting. The bottom ground south of the home currently has a dense stand of Bermudagrass growing in it that the seller has bailed by one of the neighbors. Along with the great hunting and fishing opportunities, the hay will provide the new owner with a little income or the ability to graze their own livestock. If hunting is the focus, the bottom ground could be planted to something a little more attractive to the deer which would inevitably increase the deer density on the farm and push it to the next level from a whitetail hunting standpoint. Location is ideal just 5 miles West of Lamont OK on highway 60 and 2 miles South. This is a fantastic recreational hunting farm with some unique amenities, being sold turnkey with all the furnishings in the home, a diesel pump to pump water out of the river, and a pull behind sprayer to help manage the grass and vegetation. If you are looking for a hunting farm in any part of Oklahoma, call me today. This one is a must see.



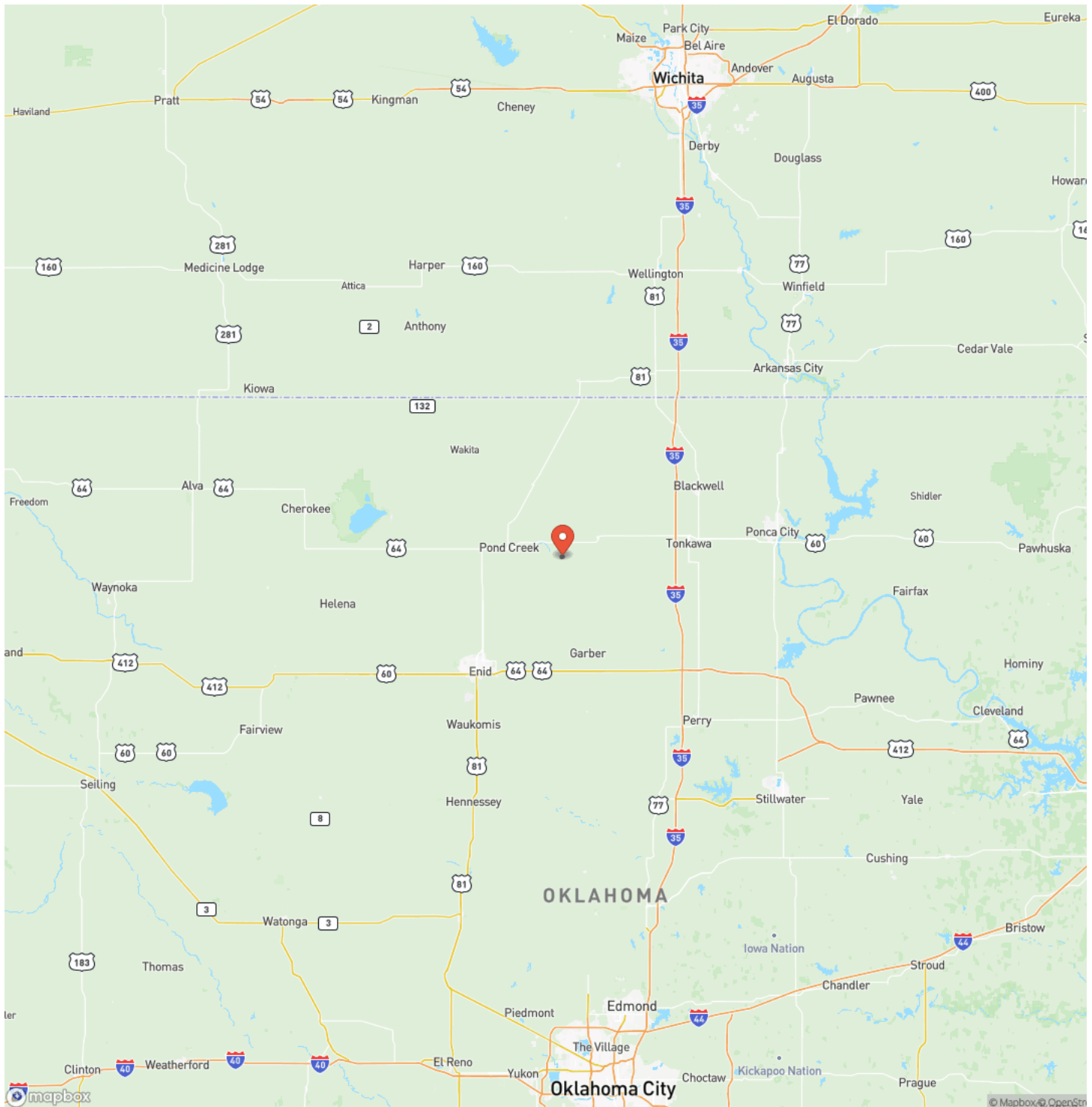
The Riverbank Cabin
Lamont, OK / Grant County



Locator Map



Locator Map



Satellite Map



The Riverbank Cabin

Lamont, OK / Grant County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tony Cerar

Mobile

(918) 671-8937

Email

tony.cerar@arrowheadlandcompany.com

Address

City / State / Zip

Broken Arrow, OK 74012

NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a blank sheet of white paper with horizontal 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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 relation 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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

