

The Spring Creek 80  
Greer Rd  
Deer Creek, OK 74636

**\$150,000**  
80± Acres  
Grant County



**The Spring Creek 80**  
**Deer Creek, OK / Grant County**

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**SUMMARY**

**Address**

Greer Rd

**City, State Zip**

Deer Creek, OK 74636

**County**

Grant County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

36.74955 / -97.58115

**Acreage**

80

**Price**

\$150,000

**Property Website**

<https://arrowheadlandcompany.com/property/the-spring-creek-80-grant-oklahoma/35113/>



## **PROPERTY DESCRIPTION**

Price reduced! With Spring Creek running through this farm it is the perfect farm for you to turn into a first class Duck Hunting property while enjoying great hunting for Quail, Pheasant, and Deer on the farm also. If you know this area you probably have an idea of what this farm is capable of. The farm sits in one of the best flyways in the state with the Salt Fork river being just 6 miles to the South and the Salt Plains refuge being just 30 miles or so to the West. The upland bird population in the area is very good and this farm will yield several limits of roosters and some quail. The farm could be as good of a deer hunting farm as you want it to be. The deer density in the area is strong enough that you will have no problem filling all your tags on this farm just the way it sits, but if you wanted to make it a top notch whitetail farm you could easily do so. Adding habitat with various types of grasses that will provide bedding cover and a screen from the county road/neighbors farms, and also planting early season crops such as corn or milo that not only provide food but also enough ground cover that the deer can bed in, would allow more deer to live on the farm and inevitably provide quite a bit more day time movement on the farm, which turns into more opportunity for the owner. These improvements would take this farm to the next level for all types of hunting including ducks if you added the water. The landowner directly to the South just completed an awesome wetland on his property that will help recruit birds for this farm also. There is good access on the North county rd and electricity is available at the road as well. If you are looking for a low maintenance farm you can enjoy hunting just the way it sits, but also create a nice ROI relative to the area, you can leave this farm just the way it is with as much tillable as possible in production and enjoy a nice cash rent or share crop income. With so many options and being in such an ideal location you don't want to miss this one. Reach out to me directly and lets make a deal!





## Locator Map



## Locator Map



## Satellite Map





The Spring Creek 80  
Deer Creek, OK / Grant County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Tony Cerar

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**Email**

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**Address**

**City / State / Zip**

Broken Arrow, OK 74012

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**NOTES**

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## NOTES

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, but 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 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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