

**Stateline Homestead Farm**  
Osage Road  
Manchester, OK 73758

**\$594,000**  
297± Acres  
Grant County



**Stateline Homestead Farm**  
**Manchester, OK / Grant County**

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**SUMMARY**

**Address**

Osage Road

**City, State Zip**

Manchester, OK 73758

**County**

Grant County

**Type**

Farms, Undeveloped Land, Hunting Land, Recreational Land

**Latitude / Longitude**

36.992002 / -97.863003

**Acreage**

297

**Price**

\$594,000

**Property Website**

<https://arrowheadlandcompany.com/property/stateline-homestead-farm-grant-oklahoma/77096/>



**PROPERTY DESCRIPTION**

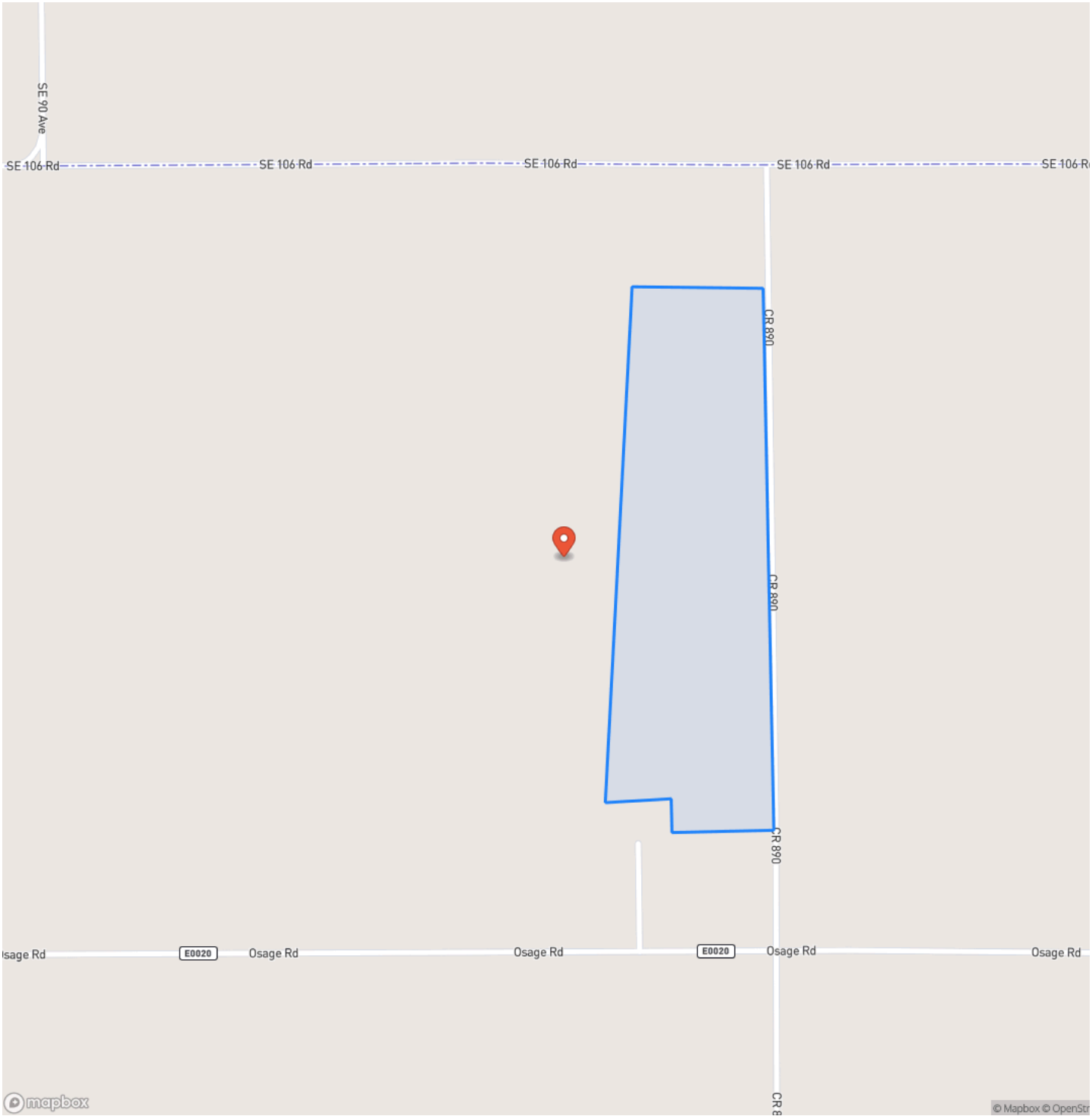
If you're looking for a good farm to add to your operation, or an investment property with a steady return, you may want to take a look at this one! The farm has over 200 +/- acres of tillable ground with over 170 +/- acres being Class 2 silt loam. With sufficient rainfall, this farm is capable of growing just about anything you want to plant. There are roughly 80 +/- acres of bermuda and native grass pasture on the east side of the farm that would be ideal for grazing and would also provide some good upland bird hunting opportunities. The wet weather creek running north-south through the pasture is currently providing a water source and helping to keep water in a couple small ponds. There is potential to have a much larger pond built in the pasture, this would not only provide a more reliable water source for livestock and wildlife but would inevitably make for some top tier waterfowl hunting also. In the past, the farm had a good water well and electric ran into the old homesite/headquarters. More than likely, this same scenario could potentially be put back in place for the new owner. The farm can be accessed off SE 106 rd (state line road) on the north side, CR 890 on the east side, and Osage rd. on the south side. The main entry to the farm is on the south side off of Osage rd. and there is also electricity on Osage rd. The property is located just 6 +/- miles south of Bluff City, KS and 7 +/- miles northeast of Wakita, OK. 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).



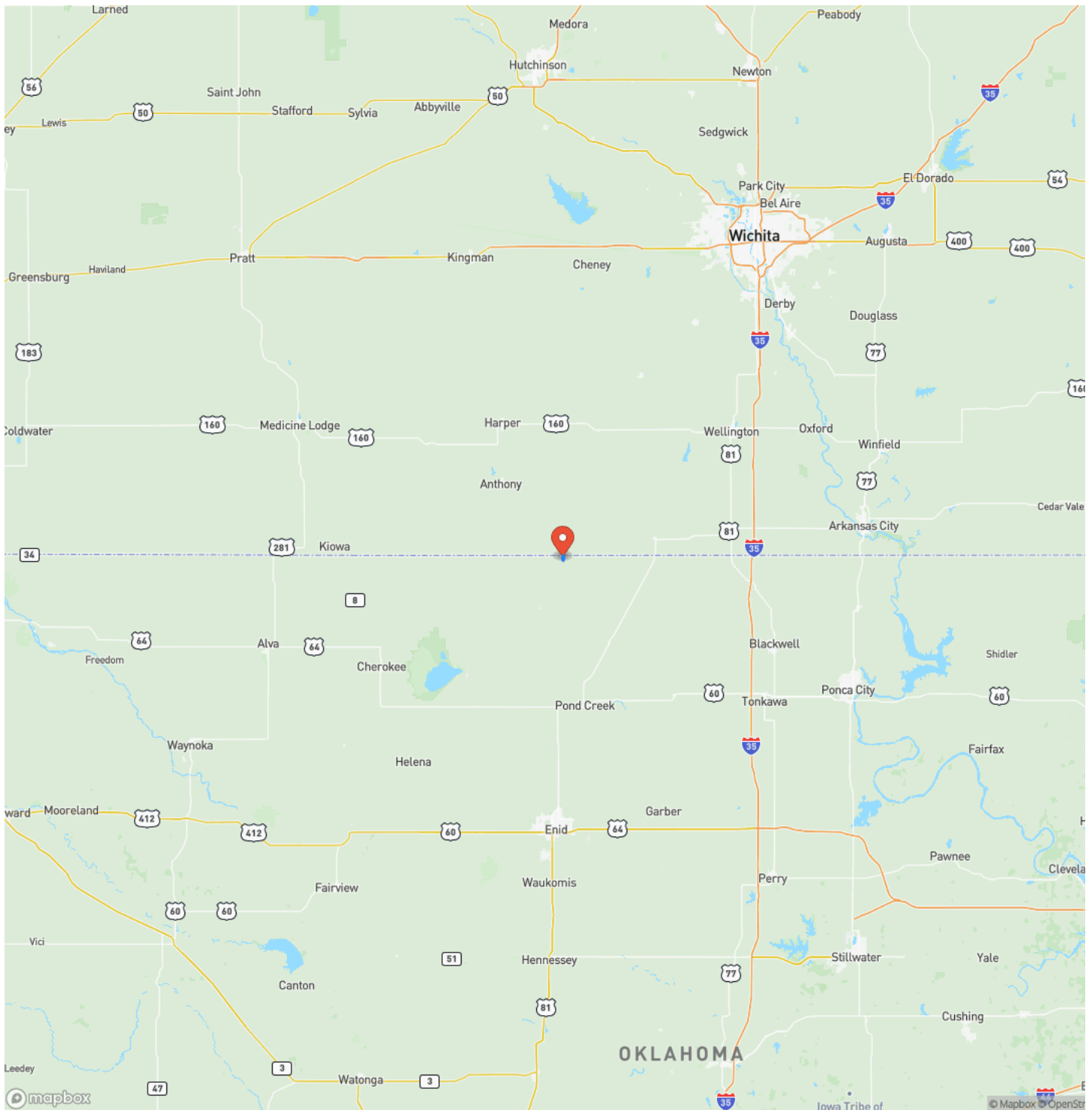
Stateline Homestead Farm  
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# Locator Map

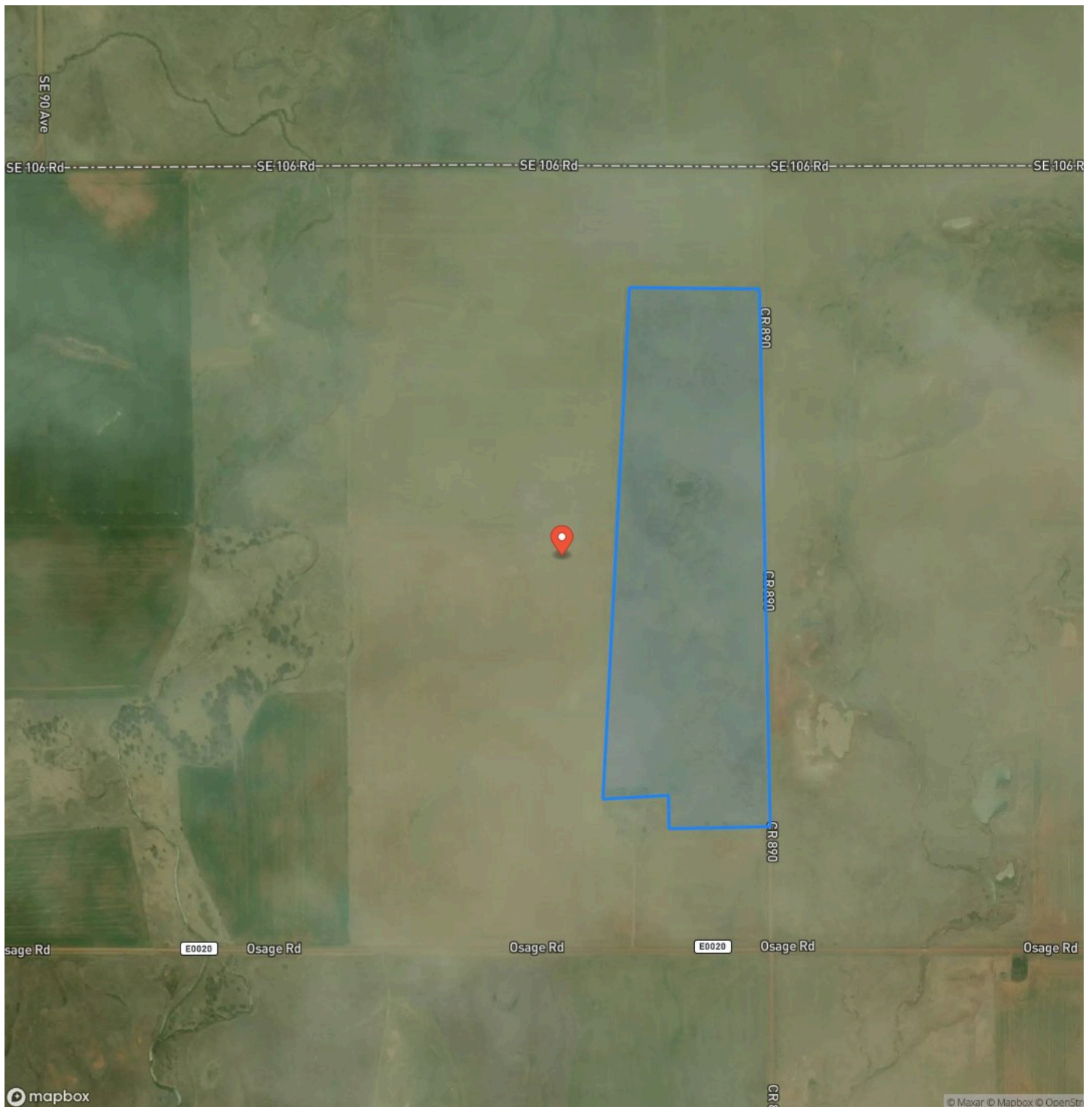


## Locator Map





## 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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**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**

## **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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