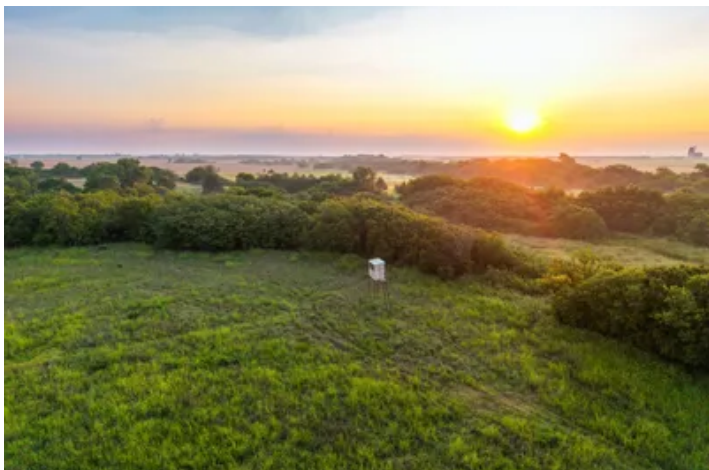


West Clyde Hunting Farm
00000 County road 890
Medford, OK 73759

\$425,000
160± Acres
Grant County



West Clyde Hunting Farm
Medford, OK / Grant County

SUMMARY

Address

00000 County road 890

City, State Zip

Medford, OK 73759

County

Grant County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.842 / -97.854

Acreage

160

Price

\$425,000

Property Website

<https://arrowheadlandcompany.com/property/west-clyde-hunting-farm-grant-oklahoma/112759/>

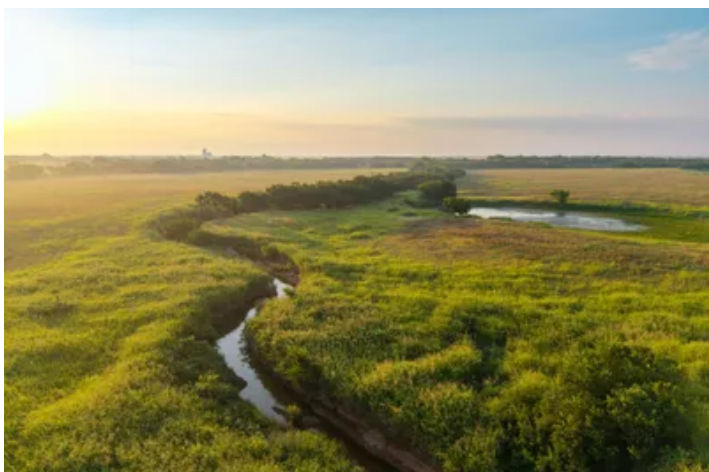
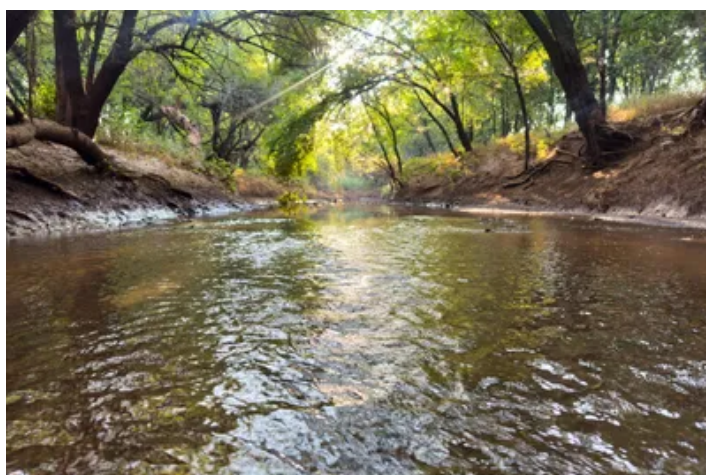
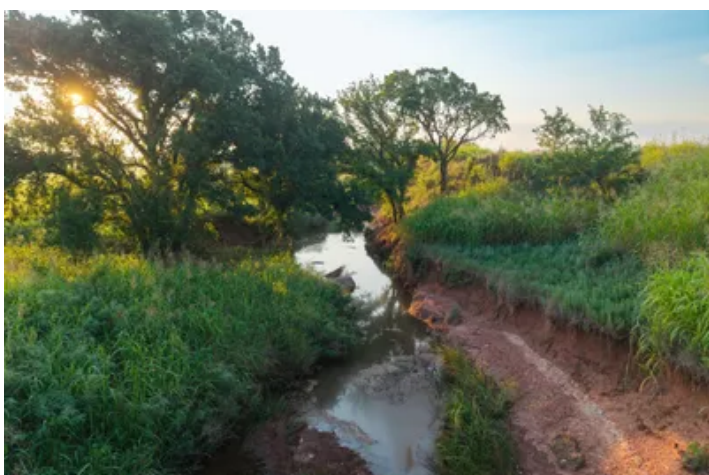


PROPERTY DESCRIPTION

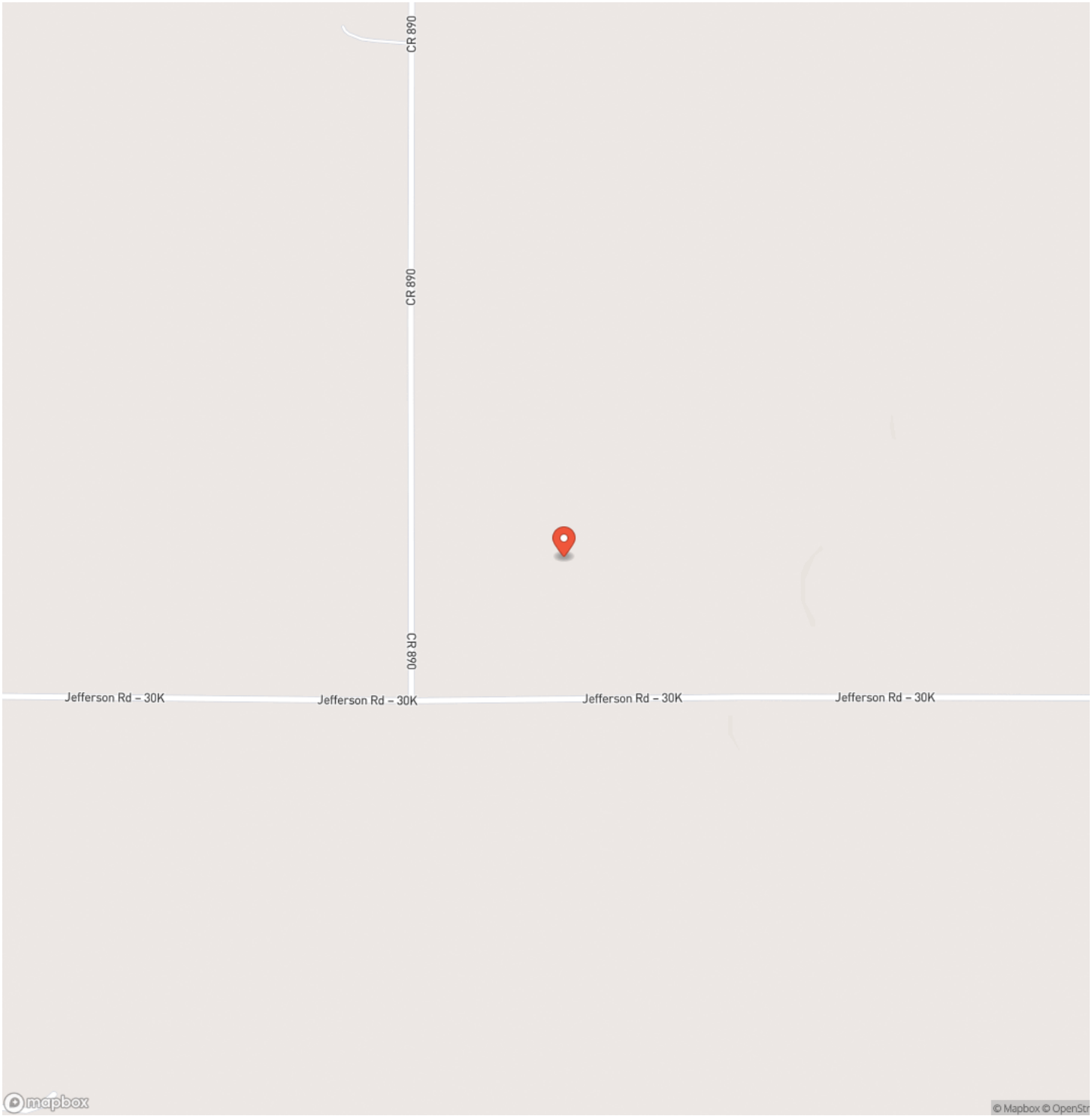
If you've been searching for a true Grant County hunting property that checks all the boxes, this 160+/- acre tract deserves a serious look! From the moment you step onto the property, it's obvious this place was built for wildlife. Thick creek bottoms, tall native grasses, scattered timber, and reliable water create the kind of habitat that consistently holds deer throughout the year. Two winding creeks weave their way across the property, while Pond Creek cuts through the southeast corner, adding another major travel corridor and dependable water source. The creek bottoms are loaded with fresh deer sign, and every step reveals well worn trails and tracks that leave little doubt about how heavily this property is used. During a recent walk through the farm, deer were spotted feeding in the native grasses and slipping through the timber that borders the creeks, proving just how comfortable they are to call this place home. The habitat is exactly what mature whitetails look for! Tall native grasses provide excellent bedding cover while also offering a natural food source. The northeast corner of the property stands out as some of the best cover on the farm. Thick vegetation creates a secluded sanctuary where deer can bed with very little disturbance, making it a prime location for catching mature bucks during the rut or late season. Water is another major strength of this tract. Two large ponds are positioned on the property, giving wildlife dependable water year round while creating additional opportunities for hunting and recreation. Combined with the creeks, these ponds help support a healthy population of deer and other game throughout every season. This property offers the habitat and natural features that are becoming increasingly difficult to find. With multiple travel corridors, exceptional bedding cover, abundant water, and outstanding native habitat, it's easy to picture crisp November mornings watching deer filter through the creek bottoms. Conveniently located approximately 8+/- miles west of Medford, 15+/- miles north of Pond Creek, and 36+/- miles north of Enid, this property offers the seclusion serious hunters appreciate without sacrificing accessibility. Opportunities to own a well-rounded hunting farm with this much natural habitat and proven deer activity don't come around often! 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).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

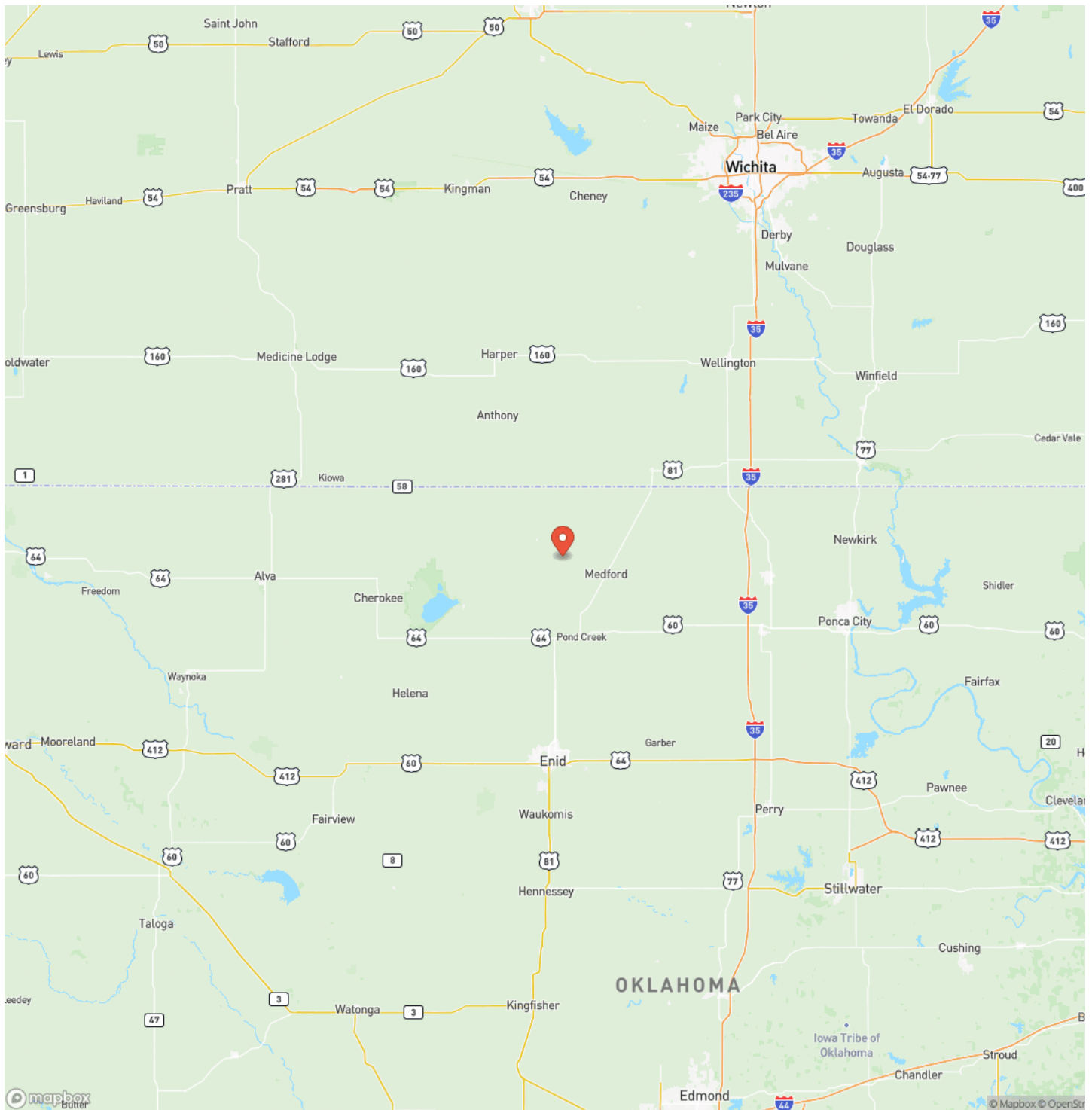
West Clyde Hunting Farm
Medford, OK / Grant County



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

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<https://arrowheadlandcompany.com/>

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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