

Pond Creek Hunting Farm
N 2900 Rd
Medford, OK 73759

\$352,000
160± Acres
Grant County



Pond Creek Hunting Farm
Medford, OK / Grant County

SUMMARY

Address

N 2900 Rd

City, State Zip

Medford, OK 73759

County

Grant County

Type

Farms, Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.959905 / -97.836061

Acreage

160

Price

\$352,000

Property Website

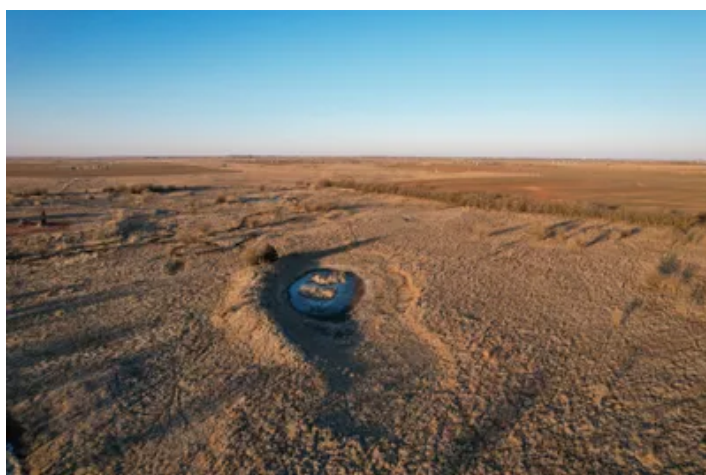
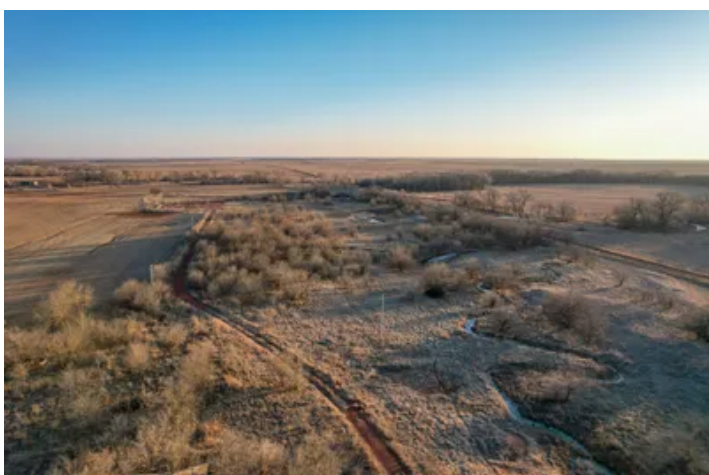
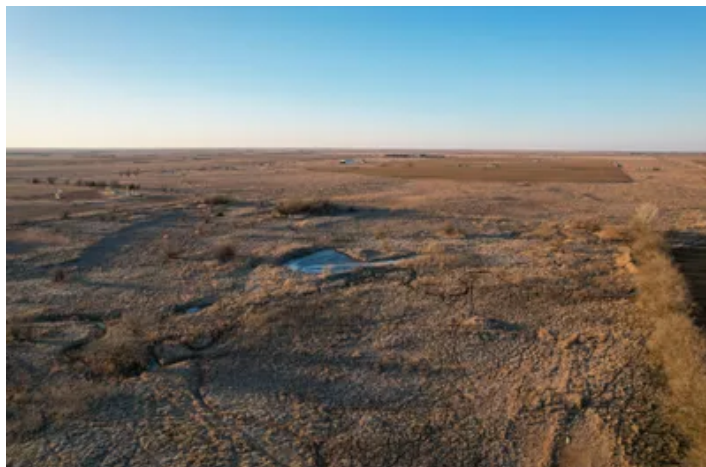
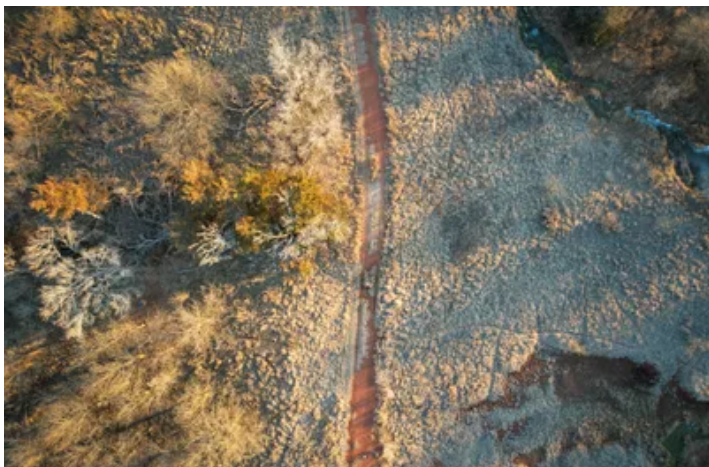
<https://arrowheadlandcompany.com/property/pond-creek-hunting-farm-grant-oklahoma/77010/>



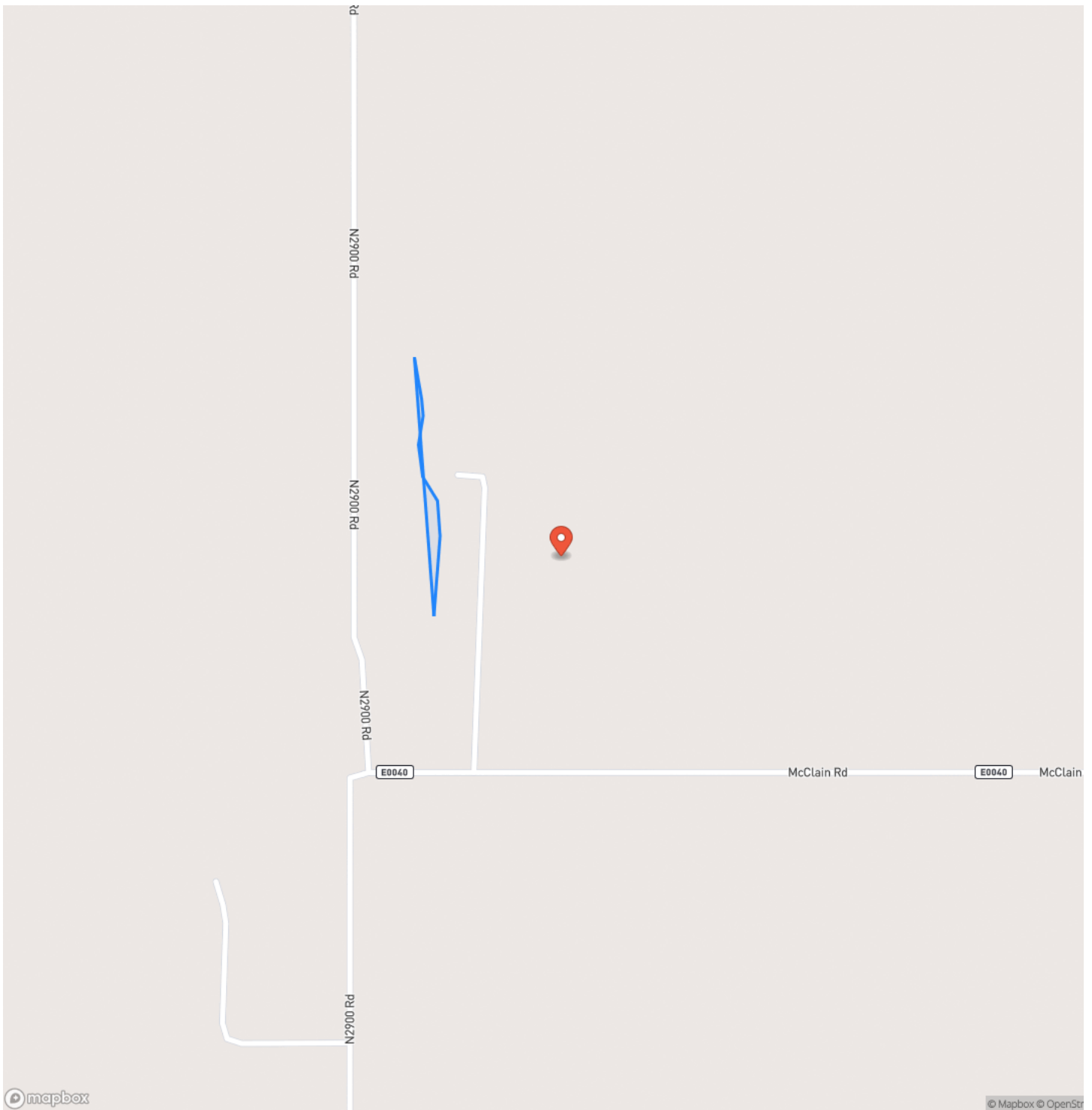
PROPERTY DESCRIPTION

The remarkable hunting is the story on this one! Located just 2.5 +/- miles south of the Kansas line and just 5 +/- miles northeast of Wakita, OK in northern Grant County, this farm is in a great hunting neighborhood and more than likely loaded with deer and upland birds right now. The farm has roughly 100 +/- acres of grass, brush, trees, and wet weather creek bottom, all combining to provide great habitat for the heavy numbers of deer, pheasant, and quail that live on and around the farm. Pond Creek runs through the southwest corner of the farm and winds all through the neighboring farm to the west. This just adds to the amount of cover available to the local wildlife and ensures the farm will always have a healthy population of game on and around it. With roughly 60 +/- acres of tillable ground, you could do a handful of things. You could plant it to a soybean or milo crop in the spring/summer and even come back with some wheat in the fall, essentially making it a 60 +/- acre food plot that always had something desirable for the wildlife in it. You could custom plant the farm to milo or corn each spring and just leave the crop standing, which would provide a bunch of additional cover as well as a highly attractive food source. Lastly, you could plant the tillable back to grass and not only increase the carrying capacity of all your wildlife on the farm, but also the habitat on the farm by 60 +/- acres or more within a year to two years' time. The bedding cover provided by sixty acres of switchgrass or a native grass blend similar to what's used in CRP would do nothing but recruit more animals to this property and provide more opportunity for the landowner. There are a few small ponds on the farm that will provide another water source in addition to the wet weather creeks and pond creek. There is electric on and around the farm, and the three locations on the farm have very minimal, if any, traffic going in and out of them. The farm has good access off of McClain Rd on the south side and off of 2900 Rd on the west side. 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).

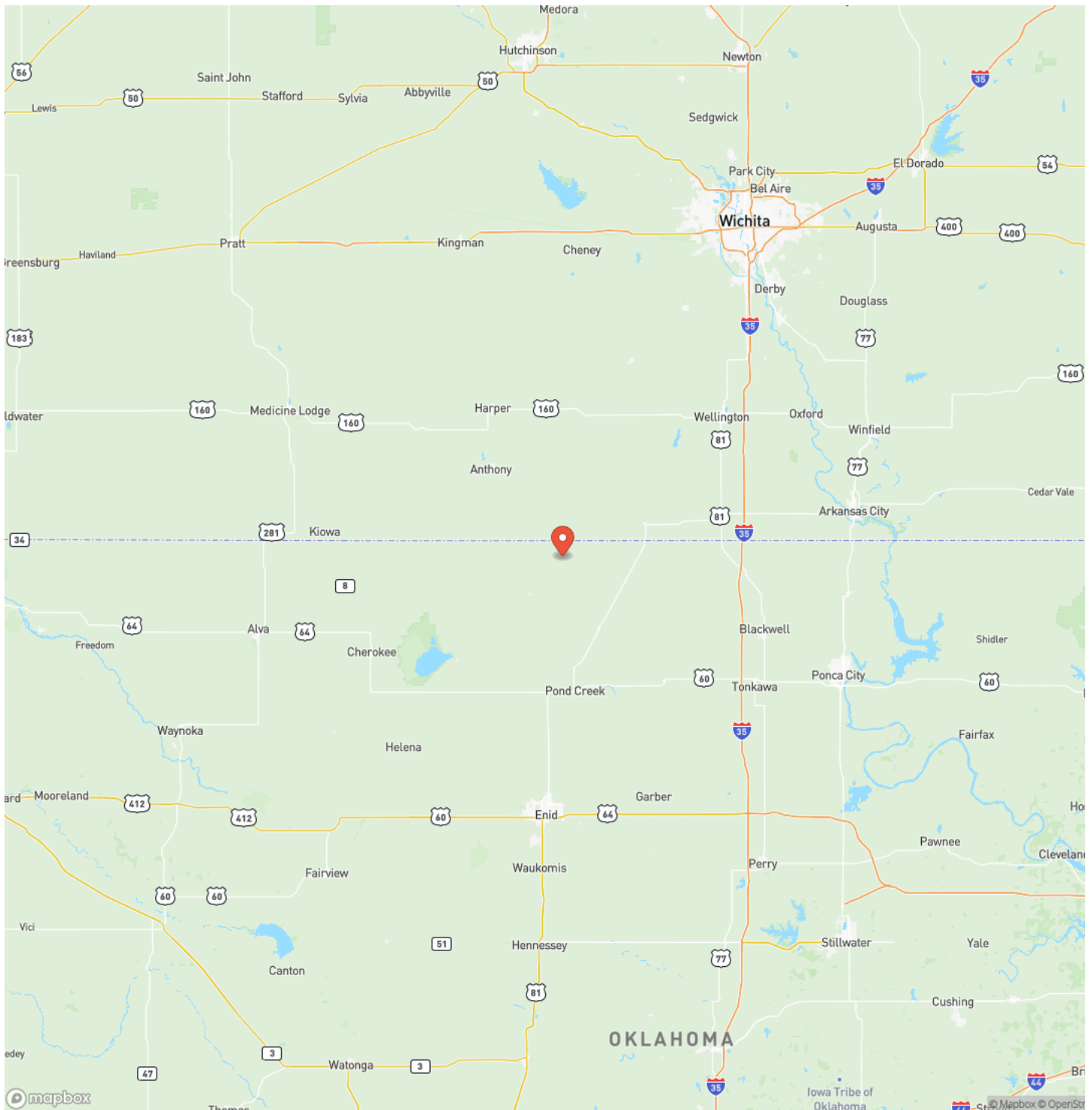
Pond Creek Hunting Farm
Medford, OK / Grant County



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

[illegible]

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.



www.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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