

Sand Creek Hunting Farm
Major Road
Manchester, OK 73758

\$395,000
153.800± Acres
Grant County



Sand Creek Hunting Farm
Manchester, OK / Grant County

SUMMARY

Address

Major Road

City, State Zip

Manchester, OK 73758

County

Grant County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

36.945652 / -98.079694

Acreage

153.800

Price

\$395,000

Property Website

<https://arrowheadlandcompany.com/property/sand-creek-hunting-farm-grant-oklahoma/94552/>



PROPERTY DESCRIPTION

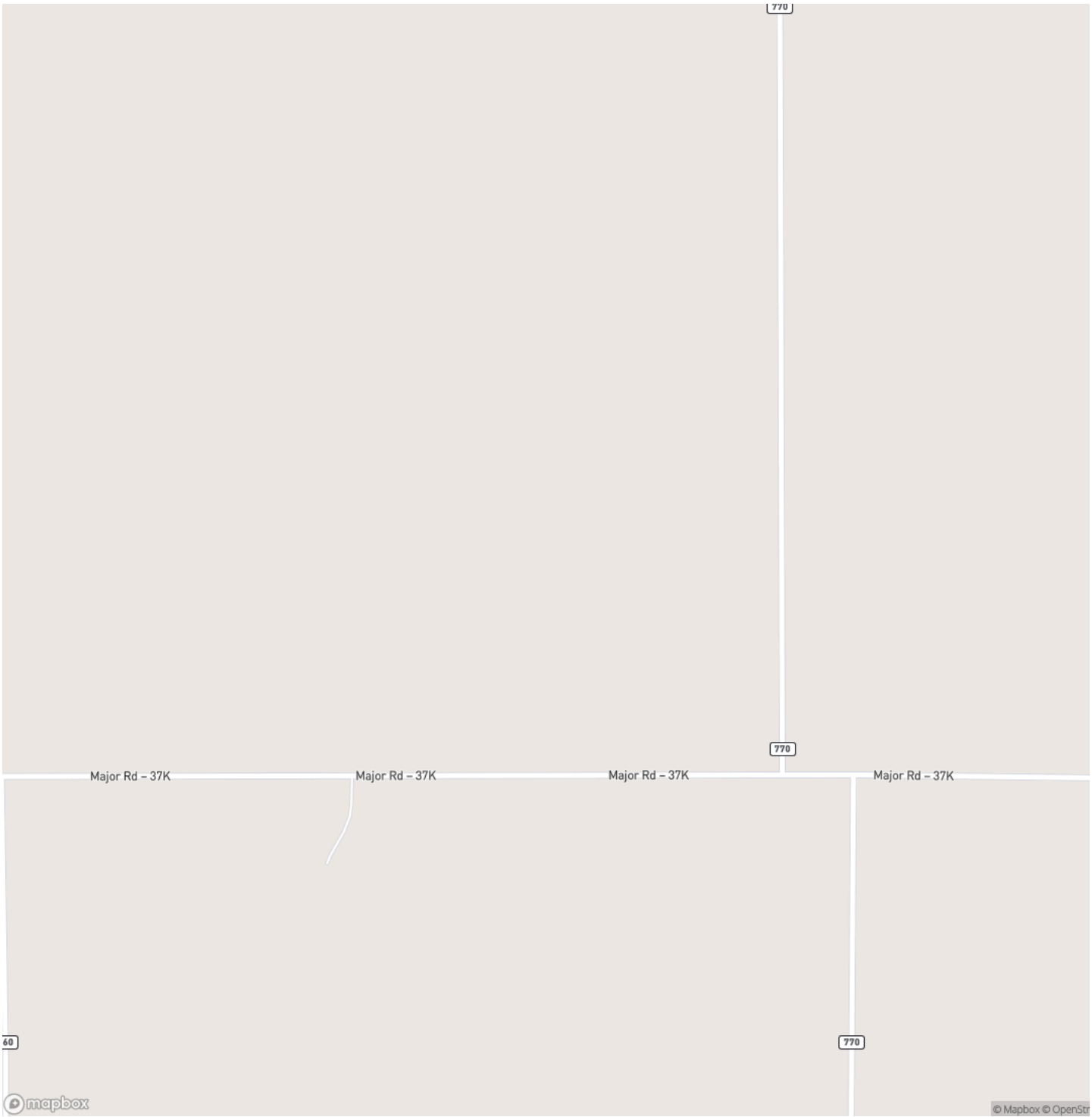
Welcome to the Sand Creek Hunting Farm, a 153.80+/- acre property located in Grant County, Oklahoma! This property offers some great opportunities for hunters seeking a place where they can do it all! Lush native grasses blanket the landscape, creating ideal bedding for whitetails and outstanding cover for upland birds. The habitat makes this an outstanding farm for quail and pheasant hunters looking for action all season long. There is a pond on the property that provides a great water source for wildlife and also doubles as an awesome looking duck hole for waterfowl hunters. It could possibly be developed into a larger duck hole for even greater hunting opportunities. This area is known for holding more birds at times than anywhere in the state! For deer hunters, this place is set up with feeders and a Banks blind ready for you to hunt some Grant County giants. This area is well-known for producing quality deer year after year, with the added bonus of being just a few miles from the Kansas line, where trophy genetics are no secret. Sand Creek is an absolute hotspot for catching mature bucks cruising during the rut, making for some action packed November mornings. The farm is easily accessible off a gravel road. Sand Creek Farm is located 10+/- minutes from Manchester, 30+/- minutes from Medford, 1 hour and 20+/- minutes from Wichita, and just over 2 hours from OKC. 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.

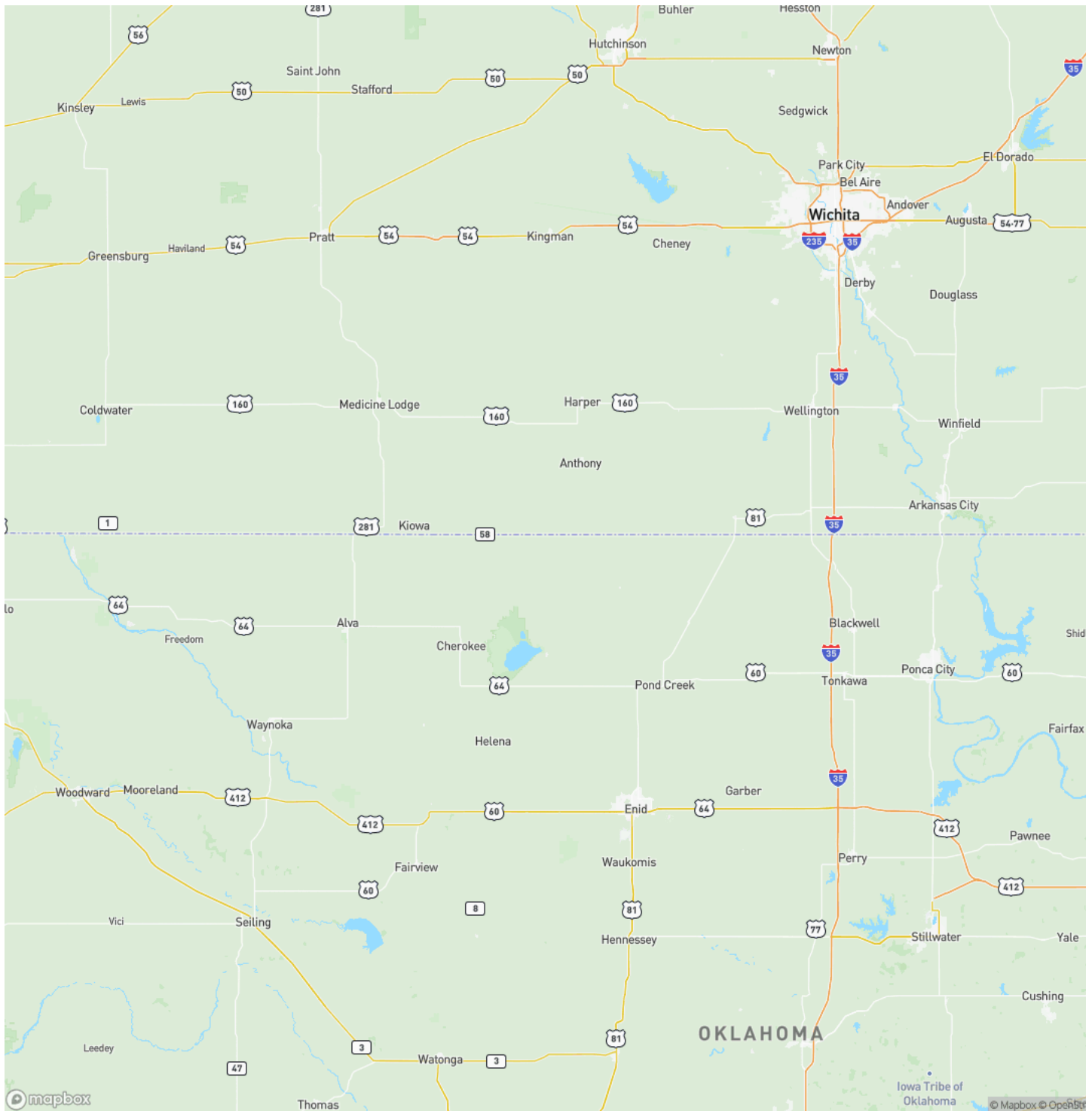
Sand Creek Hunting Farm
Manchester, OK / Grant County



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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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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