

**Sand Creek Ranch**  
80257 Jefferson Road  
Wakita, OK 73771

**\$1,600,000**  
640± Acres  
Grant County



**Sand Creek Ranch**  
**Wakita, OK / Grant County**

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**SUMMARY**

**Address**

80257 Jefferson Road

**City, State Zip**

Wakita, OK 73771

**County**

Grant County

**Type**

Farms, Hunting Land, Recreational Land, Single Family

**Latitude / Longitude**

36.8515 / -98.0123

**Dwelling Square Feet**

1500

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

640

**Price**

\$1,600,000

**Property Website**

<https://arrowheadlandcompany.com/property/sand-creek-ranch-grant-oklahoma/36921/>



## **PROPERTY DESCRIPTION**

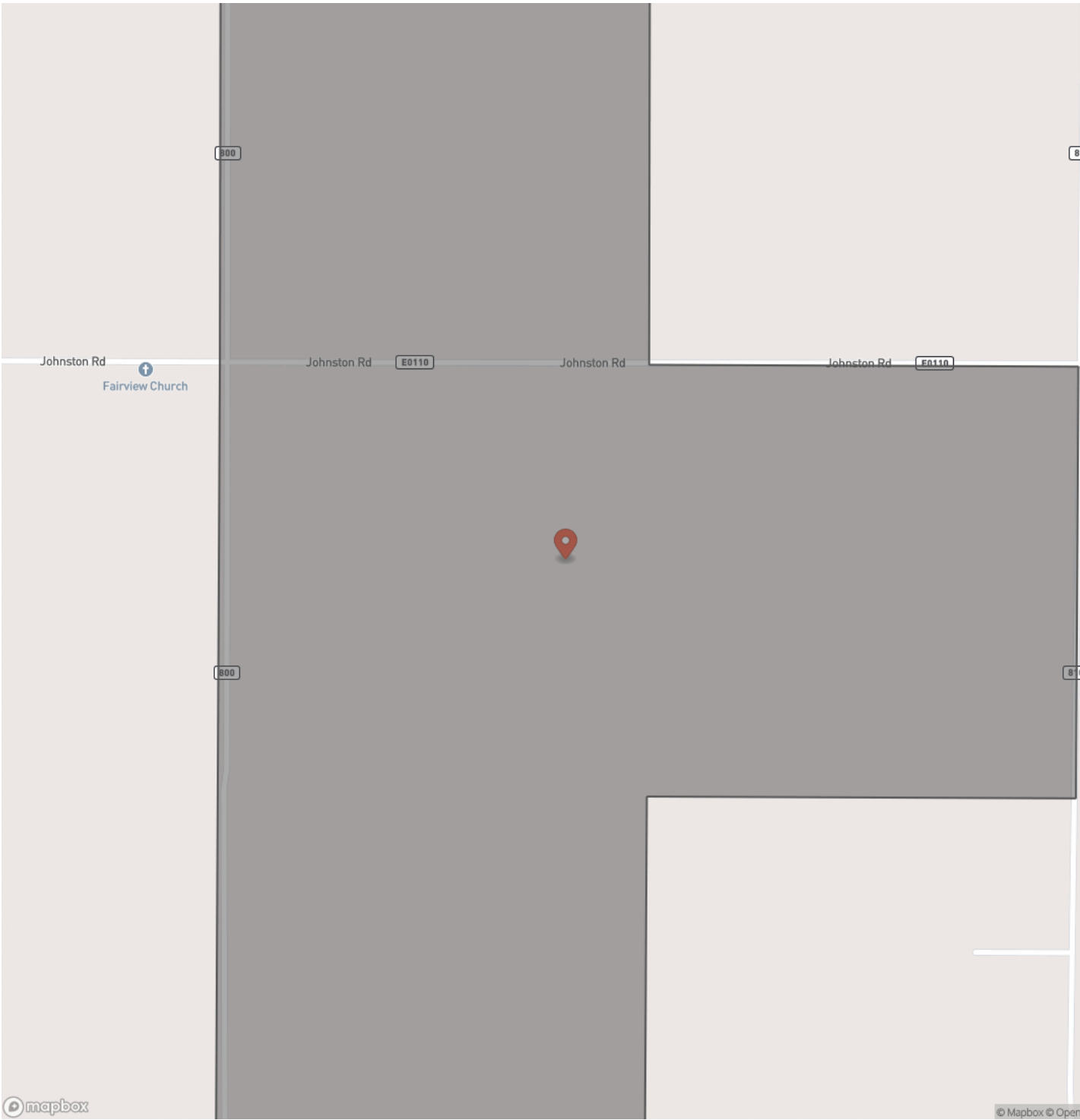
When it comes to hunting in Grant County, this turnkey 640 with a mile and a half of Sand Creek frontage leaves nothing to be desired. Boone & Crockett whitetails and a healthy population of both quail and pheasant live on this farm. Sand Creek runs north and south through this farm for a mile and a half providing some of the best wildlife habitat in the entire county, and a year-round water source. If some type of watershed or wetland was constructed on the farm the duck hunting would have the potential to be as good as it gets anywhere in the country. One of the things that makes this property so special is that the hunting in the general area is condensed to these 640 acres specifically. The neighboring farms don't provide anywhere near the cover or habitat that this farm does, which allows this farm to be hunted and managed the right way. With roughly 100 acres of tillable and 200 acres of CRP, this farm has all the food, water, and cover you need to have your very own hunting mecca for years and years to come. The cabin is approximately 1,500 sq. ft., has rural water, is just the right sized combo of shop and living quarters, and has a great view off the back porch. The barn in the southwest portion of the property is ideal for hay or additional equipment storage. Prime time contiguous hunting tracts like this 640 do not come up for sale very often, and with other brokerages listing farms in the area that aren't near as good for \$3,000-\$4,000 or more an acre, there is no wonder why these prime Grant County properties are already sold when they hit the market. I have personally harvested two deer over 170" within 5 miles of this farm and the seller has taken one deer over 170" off this farm. I'd say the proof is in the pudding! If you're in the market for a prime hunting farm in this part of the state and want to be one of the first to know when new opportunities come along, call Tony today!



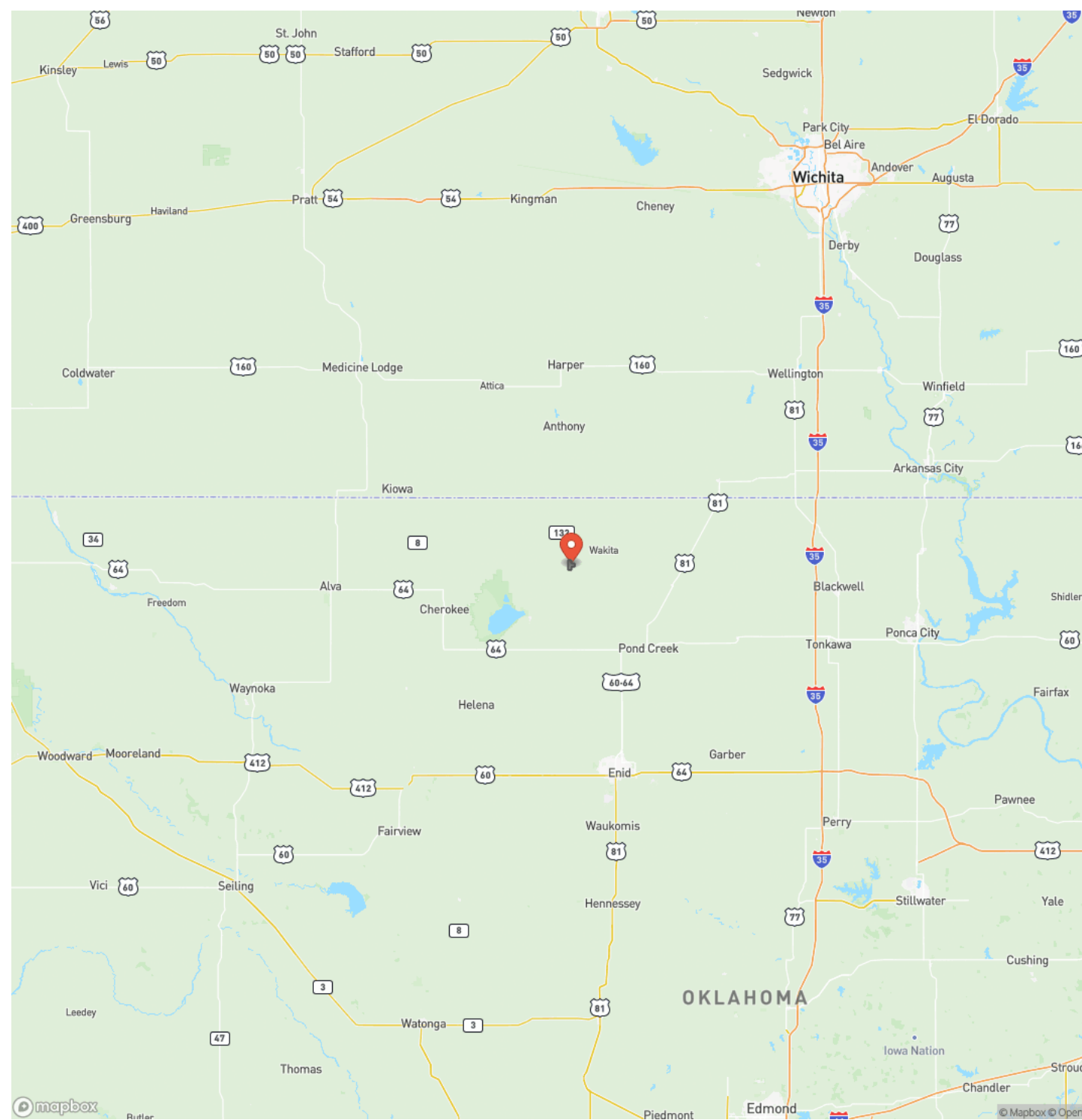




# Locator Map



# 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**

Broken Arrow, OK 74012

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**NOTES**

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## NOTES

This image shows a single 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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