

The Closed Section Line Farm
E 620 Rd
Nash, OK 73761

\$450,000
160± Acres
Grant County



The Closed Section Line Farm Nash, OK / Grant County

SUMMARY

Address

E 620 Rd

City, State Zip

Nash, OK 73761

County

Grant County

Type

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

Latitude / Longitude

36.640654 / -98.10495

Acreage

160

Price

\$450,000

Property Website

<https://arrowheadlandcompany.com/property/the-closed-section-line-farm-grant-oklahoma/89939/>



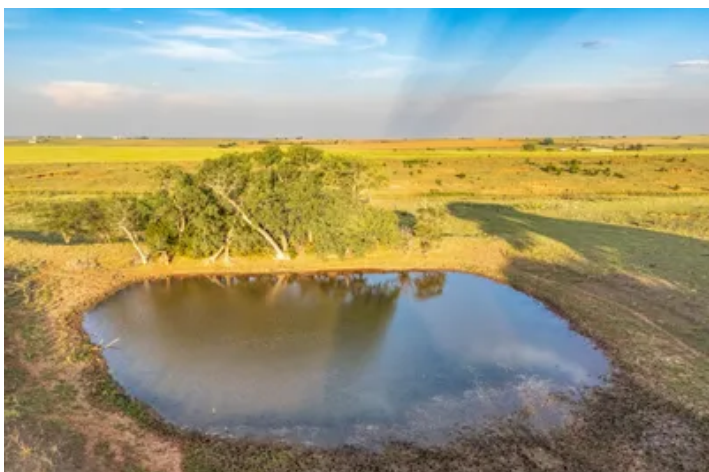
The Closed Section Line Farm Nash, OK / Grant County

PROPERTY DESCRIPTION

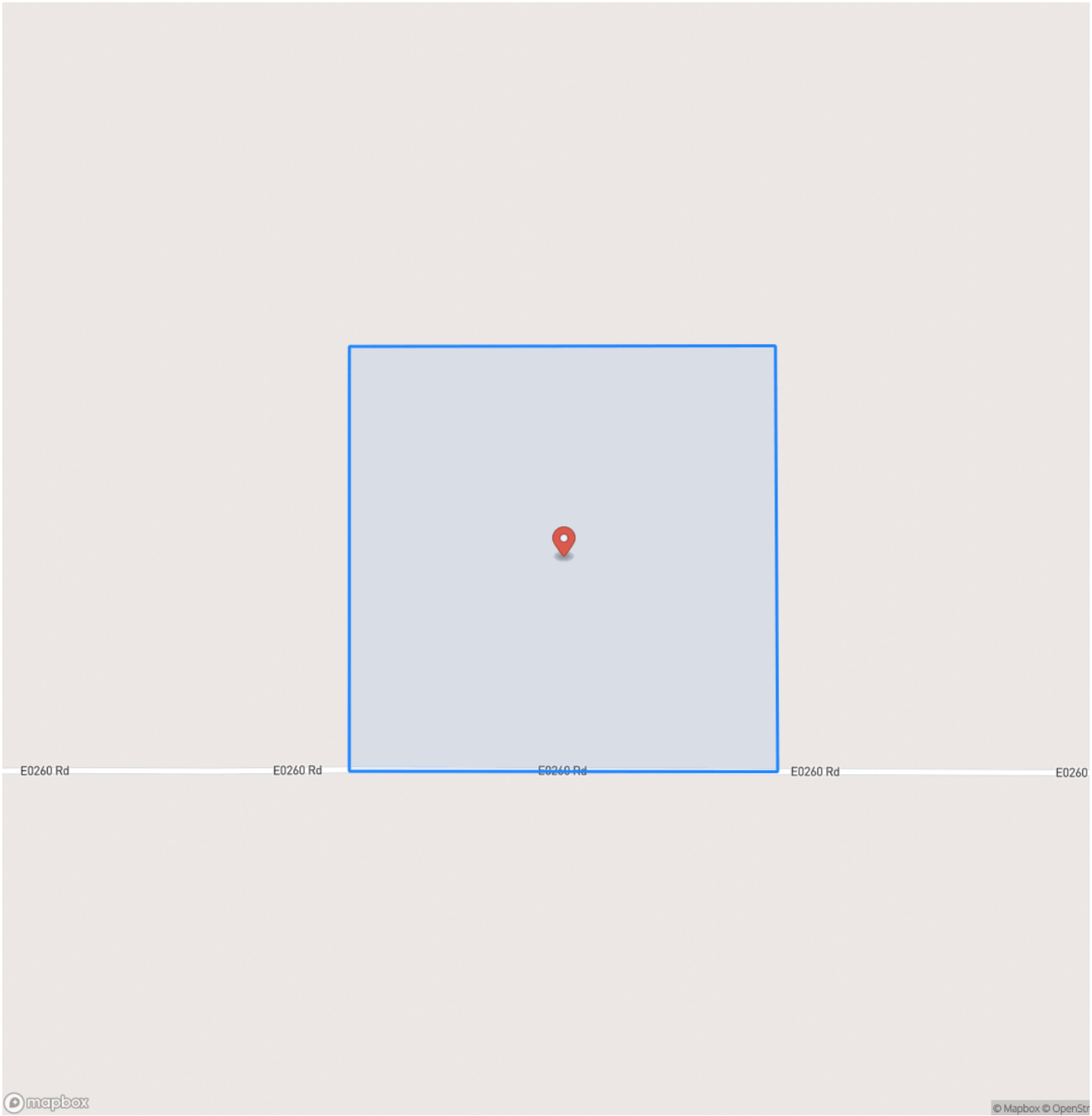
Ideally located in western Grant County near the famed Salt Plains Wildlife Refuge and the Great Salt Lake sits this beautiful 160 +/- acre property. The Closed Section Line Farm is made up of two wet weather creeks, two ponds, and a 70/90 split with roughly 70 +/- acres being tillable and 90 +/- acres of grass and hunting cover. The tillable is terraced and capable of growing wheat, beans, milo, corn, etc. The seller said when the tillable is planted to milo, it's nothing to see 30-60 +/- deer a night in it. With really any of those crops planted in the tillable, not only would the farm be full of deer, but the dove, quail, waterfowl, and sand hill crane would all be using the farm with even more regularity as well. The canyon on the west side of the farm is deep and provides amazing whitetail and quail habitat, it is fed by a creek coming in from the north, this creek and draw act as a highway running right into the northwest portion of the property. The draw on the east side of the farm is also fed by a wet weather creek coming in from the north, the grass in this draw has currently been grazed down but would come back nicely and provide great habitat for the deer and birds once the cattle are removed. There is a good water well with a stock tank and solar panel set up that will go with the farm as well. This farm has a lot of elevation change for the area and offers fantastic hunting setups for either bow or gun hunting. If building waterfowl habitat is what you're after, the farm sets up great for it and is in an incredible neighborhood, being just over 5 +/- miles from the Salt Plains Lake and just under 5 +/- miles from the Salt Fork River. Electricity is just over a ¼ +/- mile to the east and could be brought to the farm for a price. What really helps make this farm unique is that there is no county road on the west side. This creates a 1280 +/- acre contiguous piece of ground with no north-south road going through it. This is an ideal scenario when it comes to seclusion for the wildlife and minimizing access and traffic around the farm. Good hunting farms in the Jet & Nash, Oklahoma area are hard to come by, this farm sits right between the two towns and is just 1.5 +/- miles south of Highway 64. The farm is subject to a grazing lease until May 2026, it can be hunted this year, and access will be granted at closing. 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.

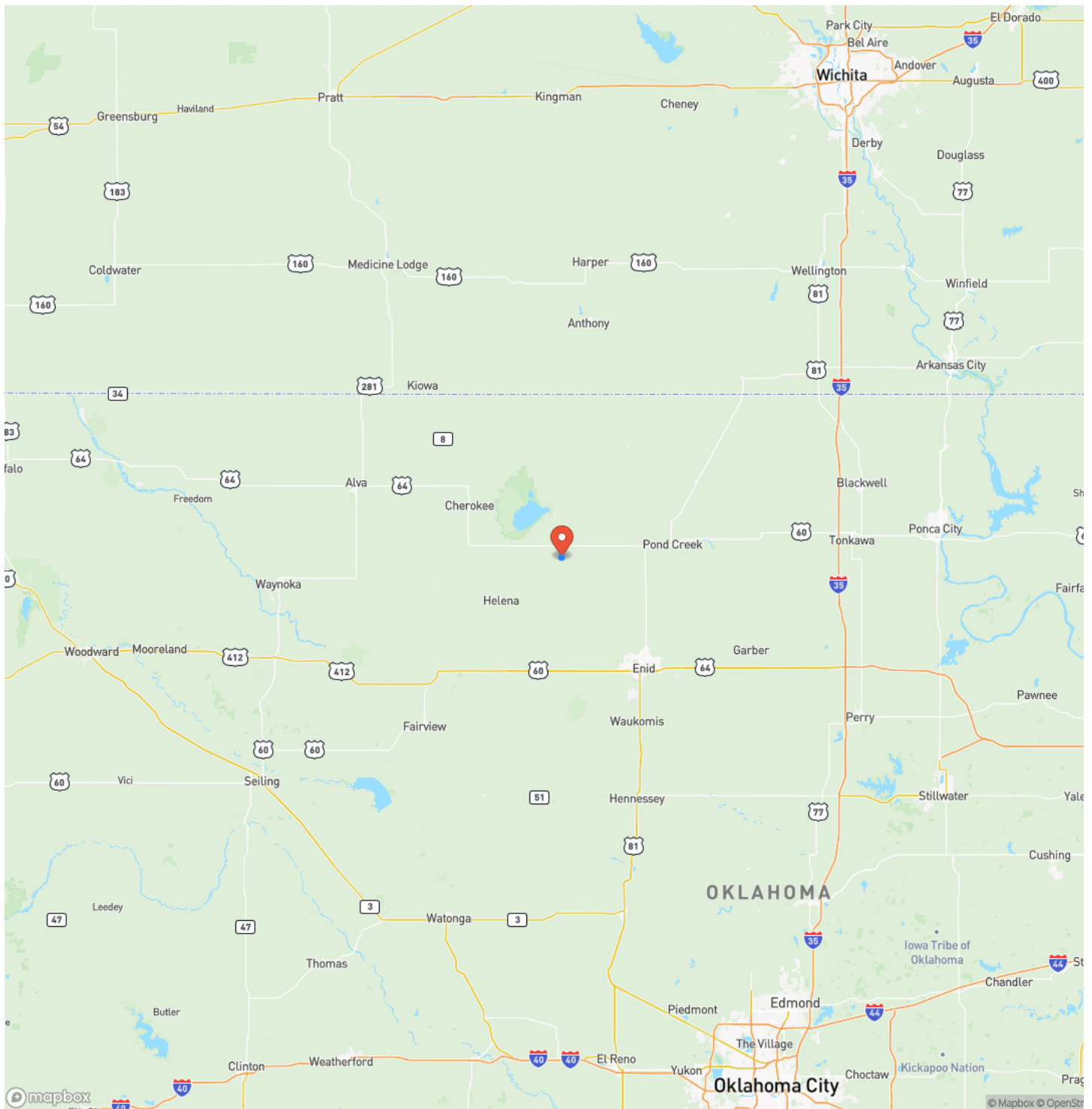
The Closed Section Line Farm
Nash, OK / Grant County



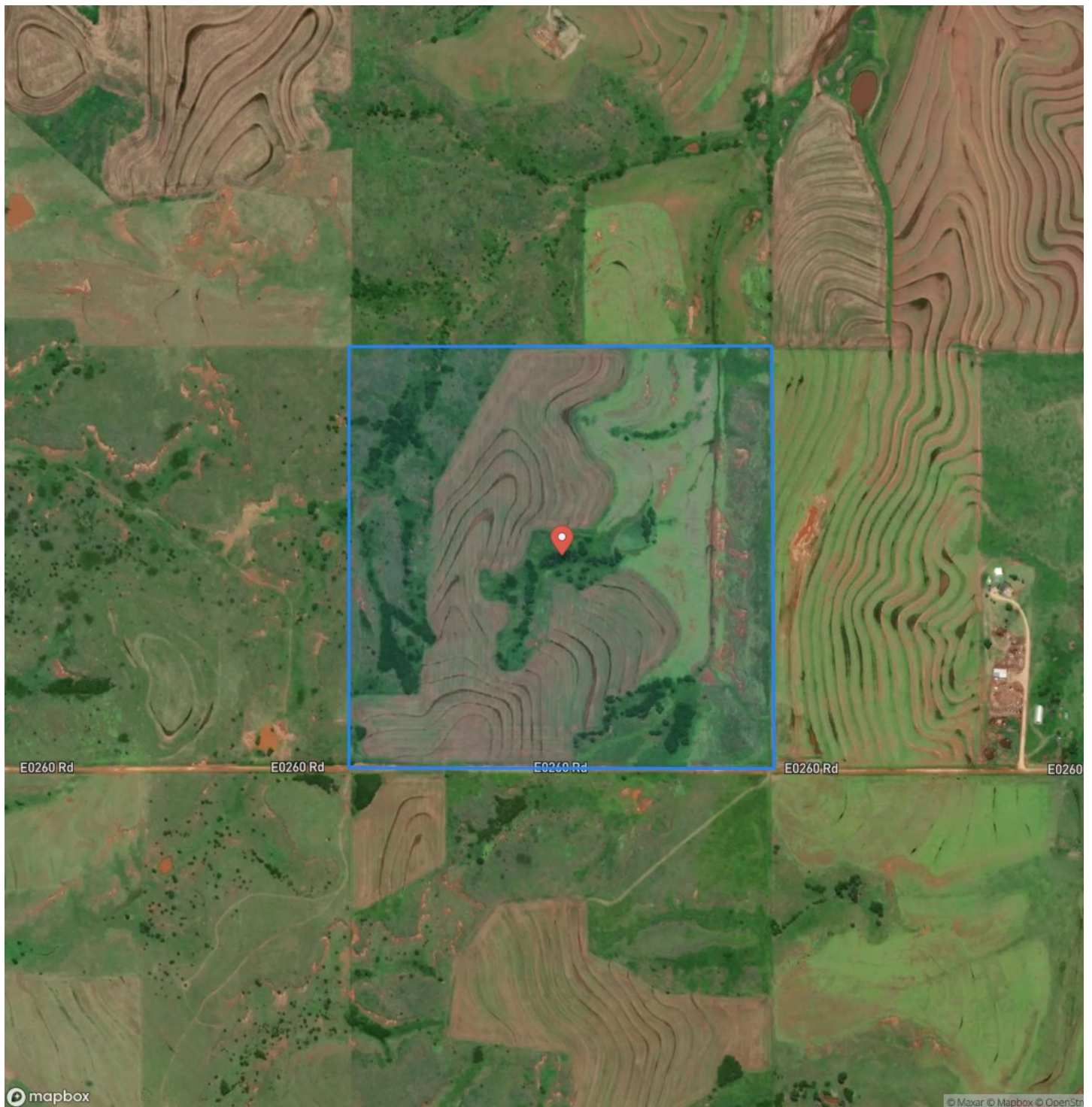
Locator Map



Locator Map



Satellite Map



The Closed Section Line Farm Nash, OK / Grant County

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.



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

