

Upland Bird & Tillable Farm
00 E0360 Rd
Garber, OK 73738

\$360,000
160± Acres
Garfield County



Upland Bird & Tillable Farm
Garber, OK / Garfield County

SUMMARY

Address

00 E0360 Rd

City, State Zip

Garber, OK 73738

County

Garfield County

Type

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

Latitude / Longitude

36.4861 / -97.5346

Acreage

160

Price

\$360,000

Property Website

<https://arrowheadlandcompany.com/property/upland-bird-tillable-farm-garfield-oklahoma/113147/>

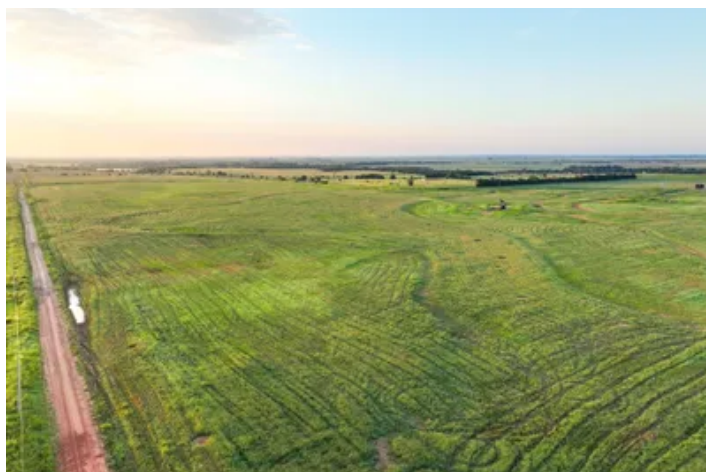


PROPERTY DESCRIPTION

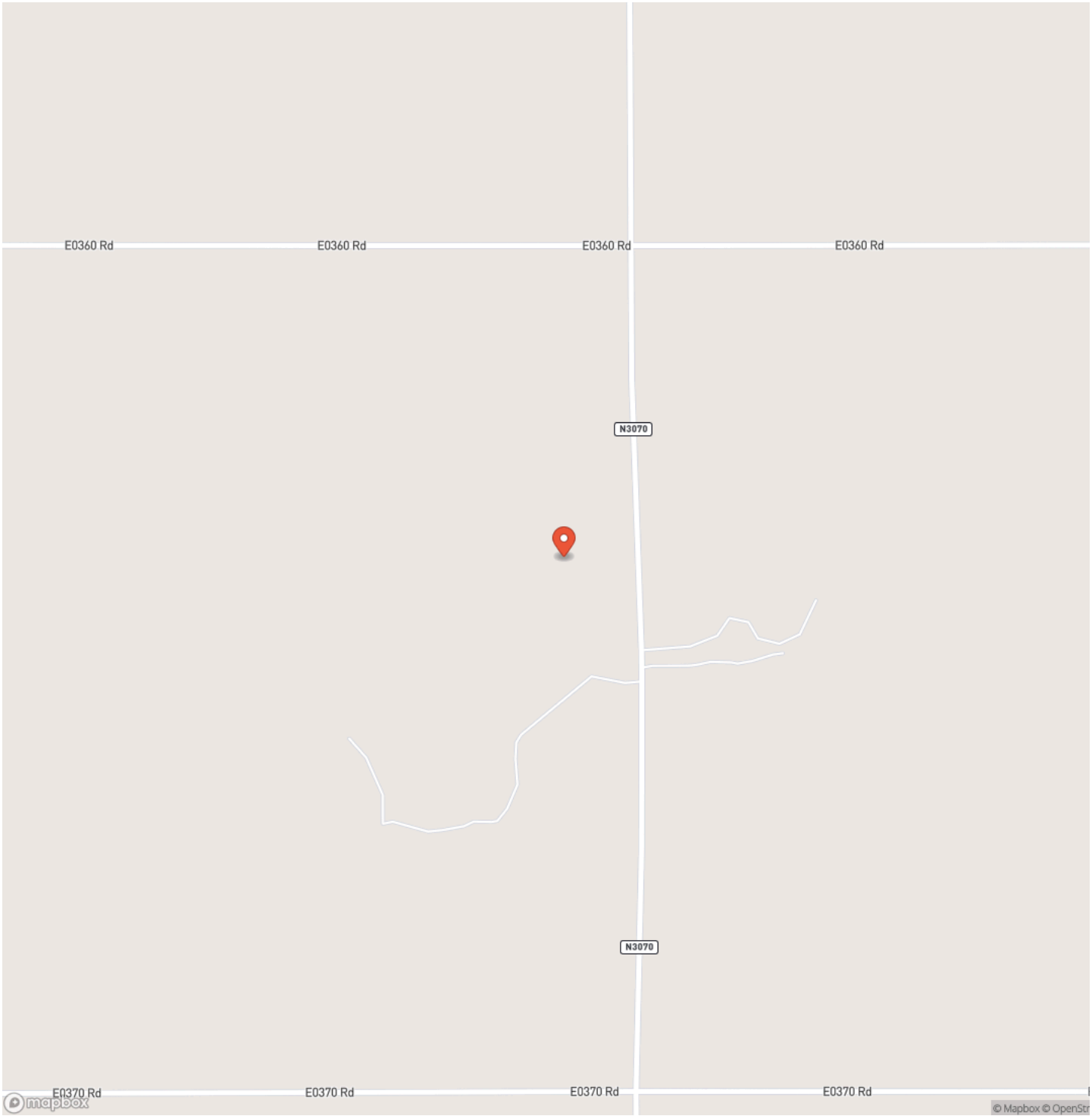
Located in Garfield County, this 160+/- acre tract offers productive farmland and hunting opportunities all in one! The majority of the property consists of tillable ground, making it well-suited for agricultural production or investment purposes. What sets this property apart is the diverse habitat found in the southeast 50+/- acres of the farm. A mix of native grassland, shrubby cover, tree rows, and multiple ponds creates exceptional wildlife habitat rarely found on predominantly tillable tracts. During a recent visit, multiple coveys of quail, several pheasants, and a couple of whitetail bucks were observed on the property, highlighting the area's strong hunting potential. The combination of food, water, and cover makes this corner of the farm a natural sanctuary for upland birds and deer alike. Additional improvements include electricity already on-site and road frontage along both the north and east boundaries, providing excellent access and multiple entry points. Whether you're looking to expand your farming operation, add a recreational property to your portfolio, or invest in a versatile piece of Oklahoma land, this Garfield County farm offers opportunity for income-producing acreage and quality wildlife habitat. Located 8+/- miles from Billings, 18+/- miles from Lamont and 25+/- miles to Enid! 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.

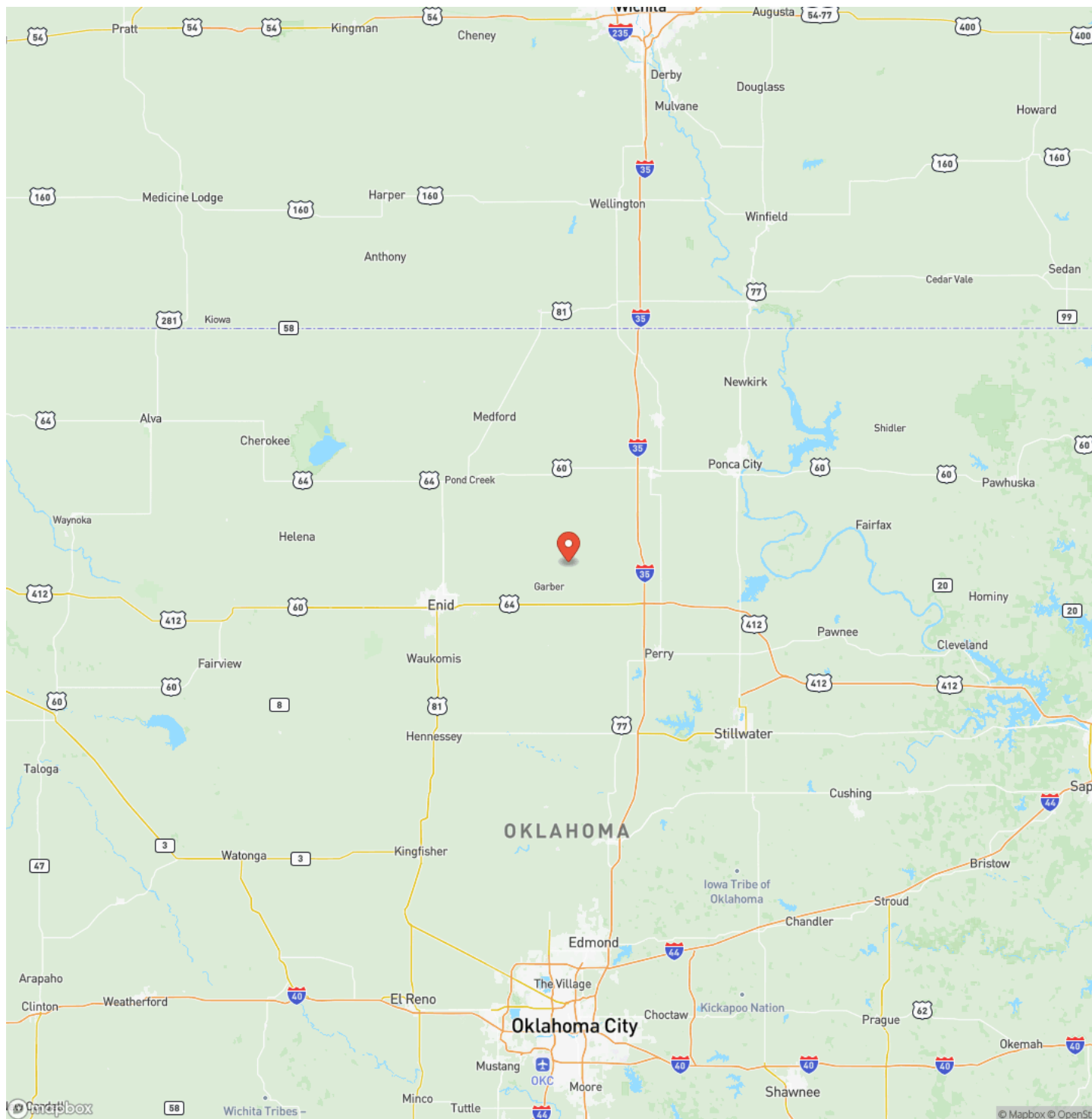
Upland Bird & Tillable Farm
Garber, OK / Garfield County



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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

<https://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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