

Johnston Road Farm
Highway 11A
Wakita, OK 73771

\$227,500
160± Acres
Grant County



Johnston Road Farm
Wakita, OK / Grant County

SUMMARY

Address

Highway 11A

City, State Zip

Wakita, OK 73771

County

Grant County

Type

Farms, Hunting Land, Recreational Land, Business Opportunity

Latitude / Longitude

36.85785 / -97.93415

Acreage

160

Price

\$227,500

Property Website

<https://arrowheadlandcompany.com/property/johnston-road-farm-grant-oklahoma/54161/>



PROPERTY DESCRIPTION

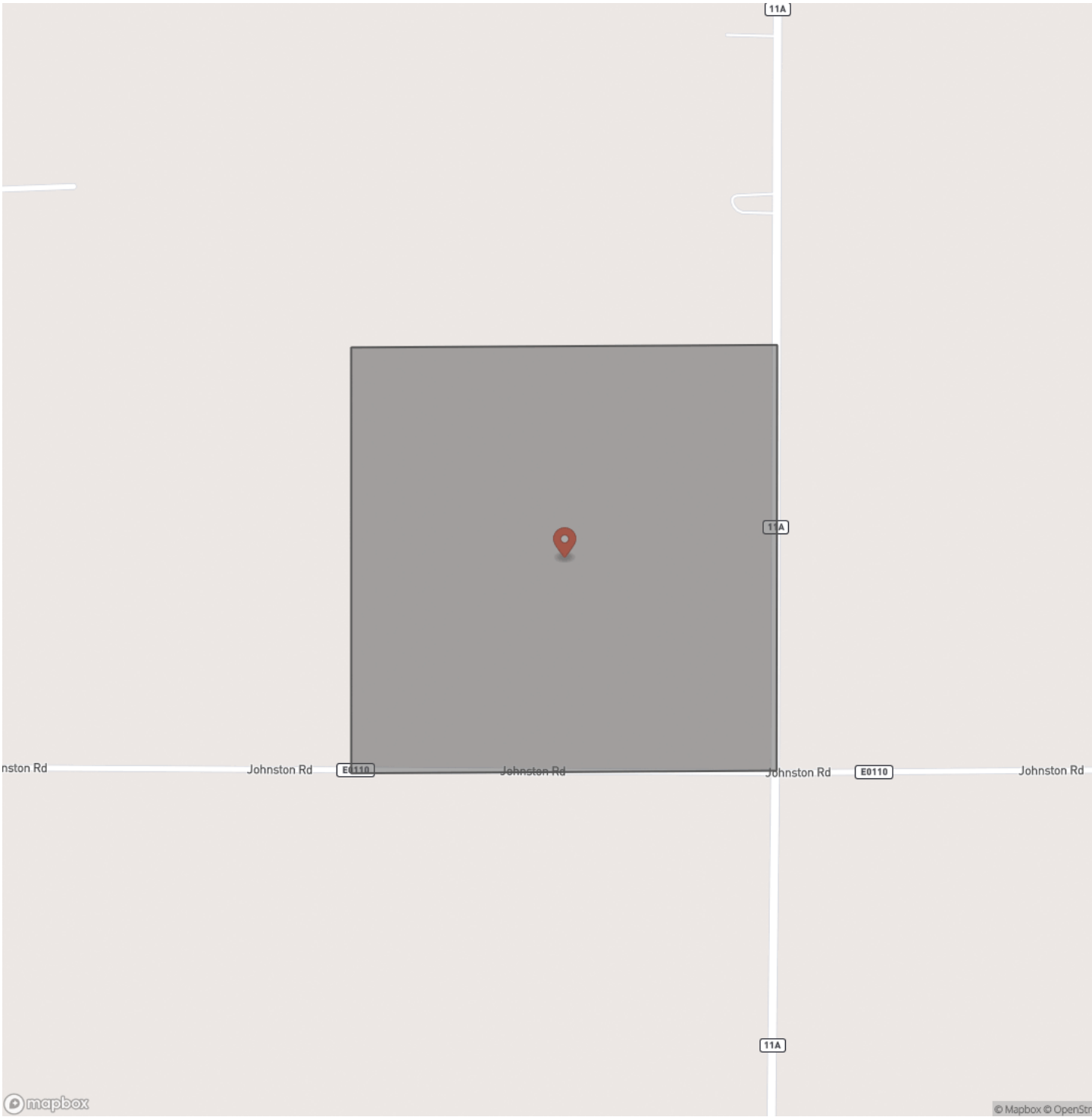
This is a beautiful Grant County combination farm with everything you need to build your full-time home or hunting headquarters. The farm offers 120 acres of Class 2 & 3 tillable ground and 40 acres of pasture with a nice pond. There is rural water and electric on the south side of the farm. The farm could be kept just the way it is and would provide income from farming and grazing as well as providing a great building site. You can run cows on the wheat and in the pasture so there is value from a grazing standpoint, or you can farm the tillable and continue to improve the pasture for deer and bird hunting, and probably have some good success. If you wanted to really improve the farm for hunting, you could take some of the tillable out of production and plant 40-80 acres of it to something like switchgrass or CRP, and the deer and bird hunting opportunities would increase dramatically. There is also potential to increase the size of the pond significantly. When previewing the farm, I ran a dozen or deer out of the pasture portion just the way it sits, so there is definitely potential to improve on the hunting aspect of the farm if that is what is desired. This is a well-maintained farm that works for multiple different purposes and has great access off Highway 11-A or Johnston Rd. Give me a call and let's talk more about the options and potential this farm provides. The price is right!



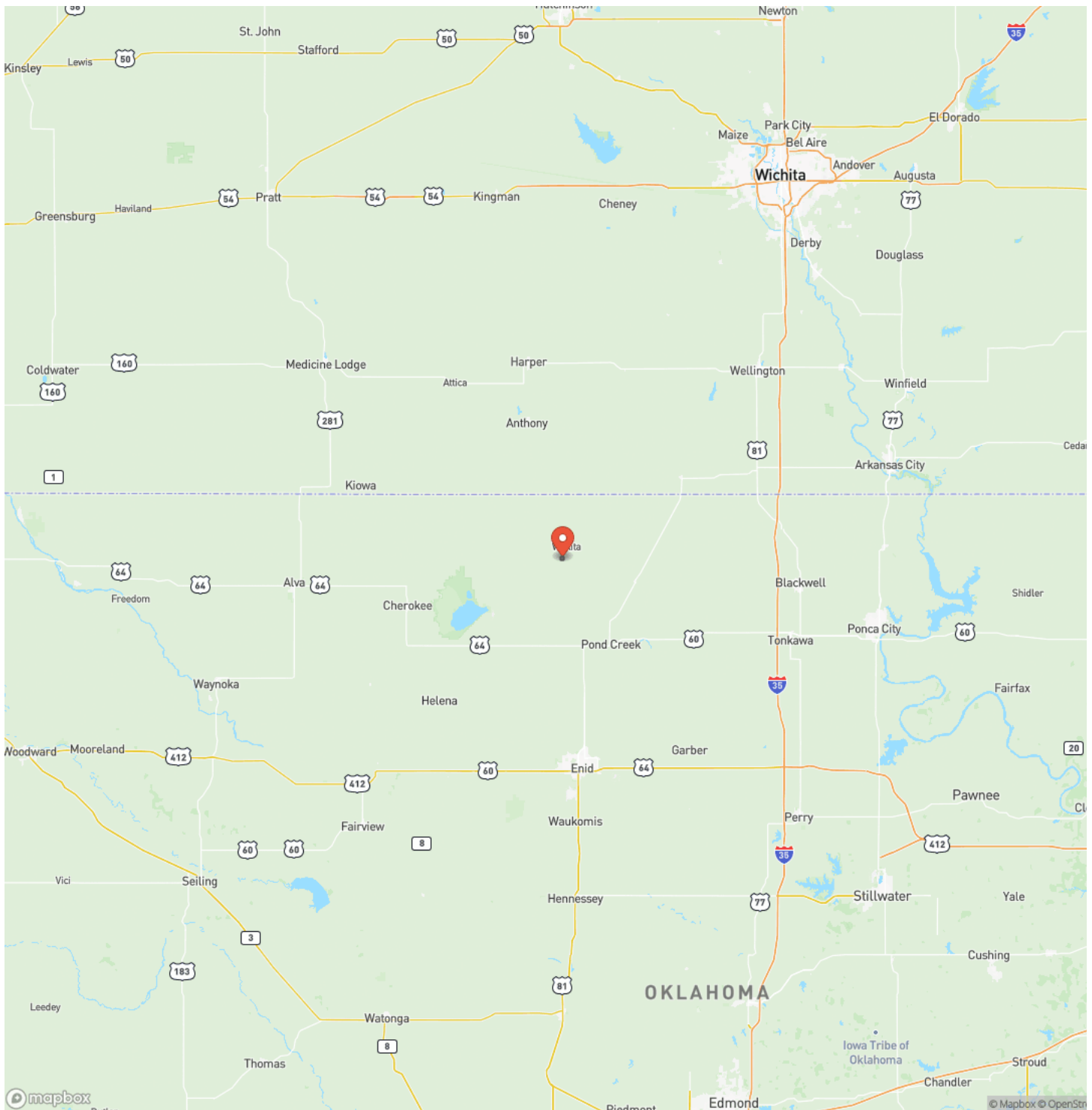
Johnston Road Farm
Wakita, OK / Grant County



Locator Map



Locator Map



Satellite Map



This image shows a single sheet of white paper with horizontal blue 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

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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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

