

Wakita Hunting Farm With Home
00 N2780 Rd
Manchester, OK 73771

\$460,000
80± Acres
Grant County



Wakita Hunting Farm With Home Manchester, OK / Grant County

SUMMARY

Address

00 N2780 Rd

City, State Zip

Manchester, OK 73771

County

Grant County

Type

Recreational Land, Residential Property, Single Family

Latitude / Longitude

36.849 / -98.056

Dwelling Square Feet

2056

Bedrooms / Bathrooms

3 / 2

Acreage

80

Price

\$460,000

Property Website

<https://arrowheadlandcompany.com/property/wakita-hunting-farm-with-home-grant-oklahoma/112619/>



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PROPERTY DESCRIPTION

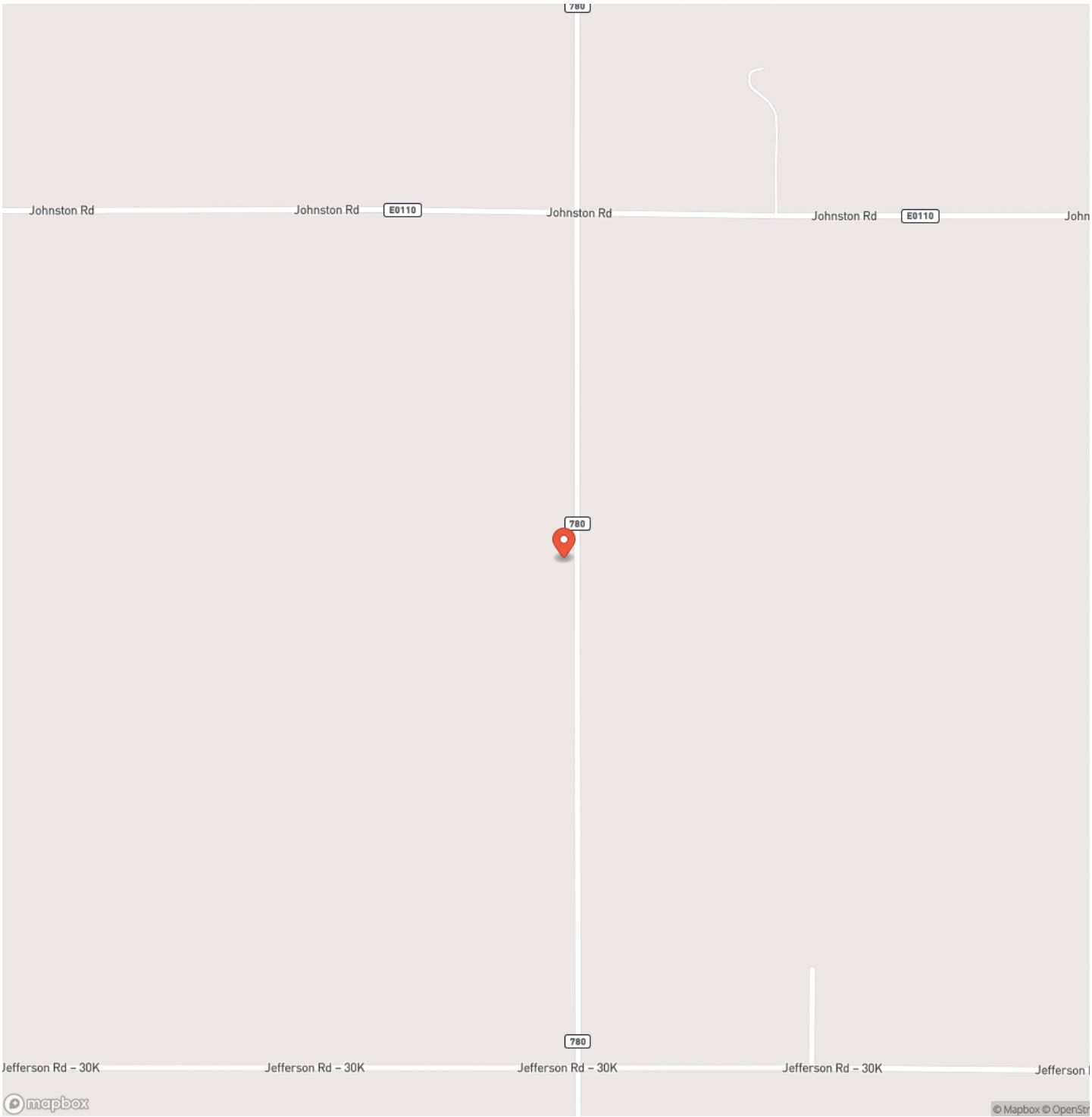
It's not often you find a property that offers a comfortable home and quality hunting ground on the same 80+/- acres. Located in Grant County, Oklahoma, this property gives you the opportunity to enjoy country living while making the most of everything the land has to offer. The 2,056+/- square foot home features 3 bedrooms and 2 bathrooms with a spacious, open floor plan that makes it easy to spend time with family and friends. The large living room flows into the kitchen and dining area, giving the home a welcoming feel and plenty of room to spread out. Large windows bring in natural light and offer great views of the surrounding property. Outside, you'll find multiple outbuildings with room for equipment, vehicles, and plenty of additional storage. The property also has cross fencing, making livestock a practical option for the next owner. Whether you're looking to run a few head of cattle or simply want the flexibility that cross fencing provides, the groundwork is already in place. The recreational side of this property is what truly sets it apart. To the north and the west are portions made up of native grasses with thick pockets of cover that provide excellent habitat for wildlife throughout the year. The mix of open grass, natural cover, and the pond creates everything needed to support an impressive variety of game. During a recent visit, multiple deer were seen moving through the property, along with coveys of quail and several dove. The pond offers the chance to spend an afternoon fishing and has the potential to attract ducks. Whether you enjoy chasing whitetails in the fall, calling in ducks on a cold morning, or listening to quail whistle on a summer evening, this property offers the kind of recreational opportunities that are becoming harder to find. Properties like this don't come around very often! A well-kept home, functional improvements, and 80+/- acres with both agricultural and recreational value make this a property that's ready to be enjoyed from day one. Conveniently located just 9+/- miles west of Wakita, 21+/- miles west of Medford, and 14+/- miles northeast of Salt Plains State Park, this property offers the privacy of country living with access to nearby communities and amenities. 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.

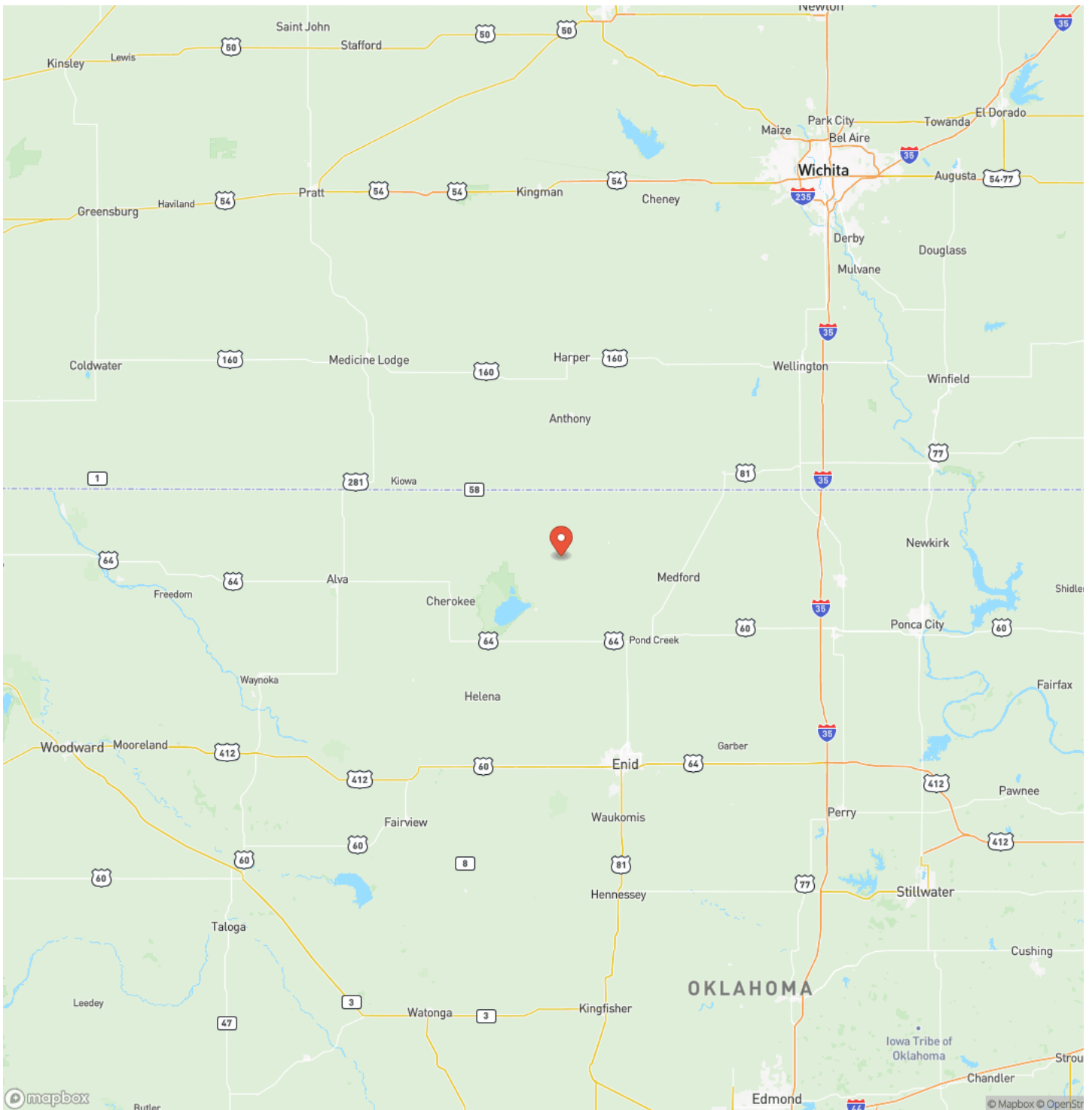
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Locator Map



Locator Map



Satellite Map



Wakita Hunting Farm With Home Manchester, 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

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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.



<https://arrowheadlandcompany.com/>

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.

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