

Medford Farm and Hunting Land
Kiowa Road
Medford, OK 73759

\$239,000
160± Acres
Grant County



Medford Farm and Hunting Land Medford, OK / Grant County

SUMMARY

Address

Kiowa Road

City, State Zip

Medford, OK 73759

County

Grant County

Type

Farms, Undeveloped Land, Hunting Land

Latitude / Longitude

36.879627 / -97.764331

Acreage

160

Price

\$239,000

Property Website

<https://arrowheadlandcompany.com/property/medford-farm-and-hunting-land-grant-oklahoma/29776/>



PROPERTY DESCRIPTION

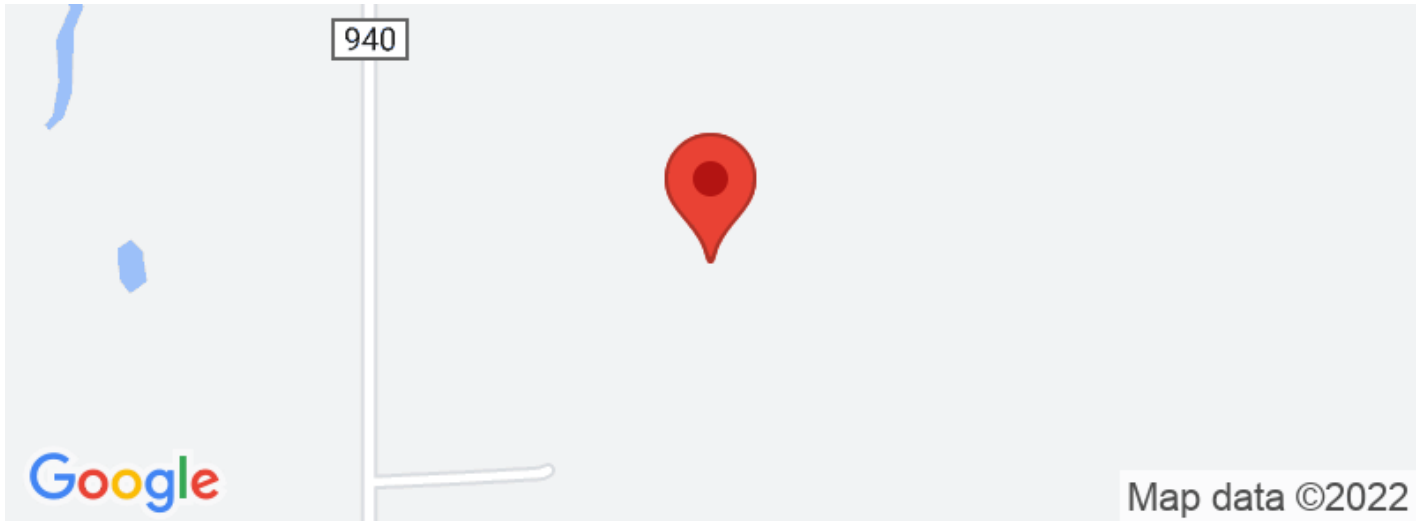
It's all about location with the Medford 160. This farm is in a great hunting neighborhood and despite not having trees, will make for a fantastic hunting farm. Osage Creek runs through the section to the west along with a couple small tributary creeks. These waterways not only provide water and habitat for the deer and birds, but they are major travel corridors and keep the deer density very high in the area in general. Also, the pheasant population in the area is as good as it gets in Oklahoma. The farm to the east is all tillable and is typically double cropped providing soybeans or milo in the summer and winter wheat in the fall. This recruits a ton of deer into the section specifically. With the Medford 160 sitting directly between the half section of tillable to the east and a section of low-lying, creek bottom, rough ground to the west, the sky is the limit as far as the potential on this Grant County farm. The farm has some rolling hills and elevation changes providing opportunities to easily create ponds and or wetlands. The grasses could be improved to provide more height and density by introducing some CRP type grasses such as little bluestem and black-eyed Susan. Planting sunflowers and a summer crop of milo in as many places as possible on the farm would also help to provide food and bedding cover. Don't let the lack of trees fool you, this farm is capable of being a great deer, duck, and upland bird hunting property just the way it sits. However, with some improvements I can assure you this one would exceed your expectations. I personally hunt a half mile to the south and will gladly share trail cam pics from my place with potential buyers. You will not be disappointed. A couple tower blinds on this farm and you and your family are sure to have great fall hunting and seeing deer for miles around you from your blind. There is good access off Kiowa road and electric at the road as well. The farm is more than capable of running some cows and or having some round bales cut off of it just the way it sits, but, again, both the carrying capacity and the size/number of bales could be increased with some basic improvements on the farm. Call Tony today and let's talk about all the options this place has to offer!



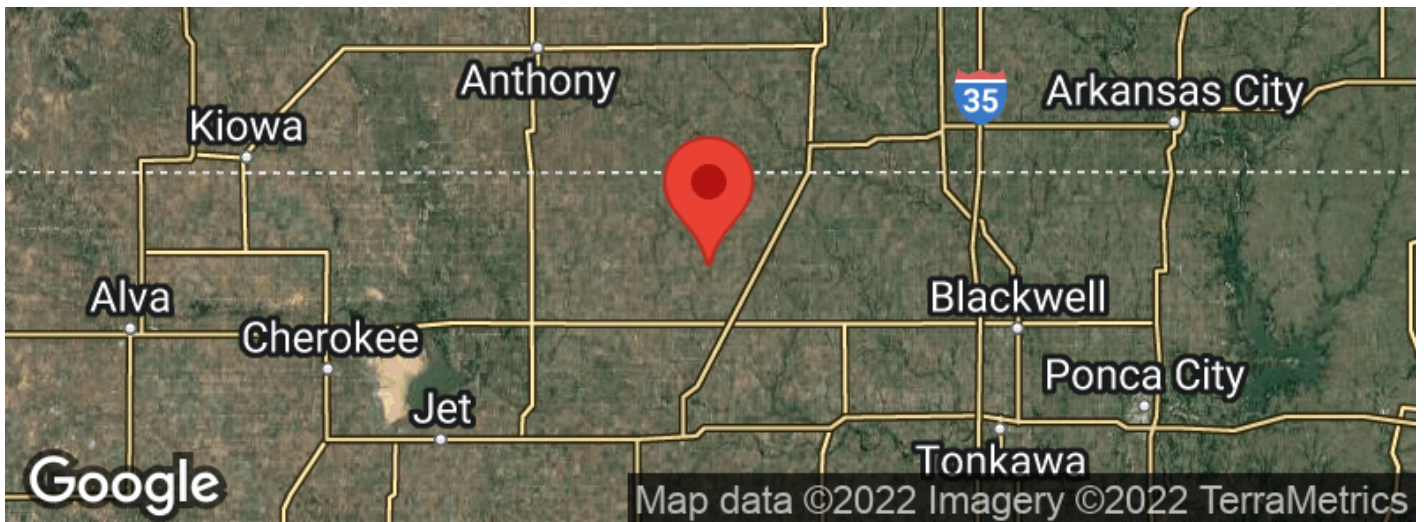
Medford Farm and Hunting Land Medford, OK / Grant County



Locator Maps



Aerial Maps



Medford Farm and Hunting Land
Medford, 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

Broken Arrow, OK 74012

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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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