

Pond Creek Farm
Medford, OK 73759

\$400,000
160± Acres
Grant County



Pond Creek Farm
Medford, OK / Grant County

SUMMARY

City, State Zip

Medford, OK 73759

County

Grant County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.6981 / -97.6643

Acreage

160

Price

\$400,000

Property Website

<https://arrowheadlandcompany.com/property/pond-creek-farm-grant-oklahoma/42073/>



PROPERTY DESCRIPTION

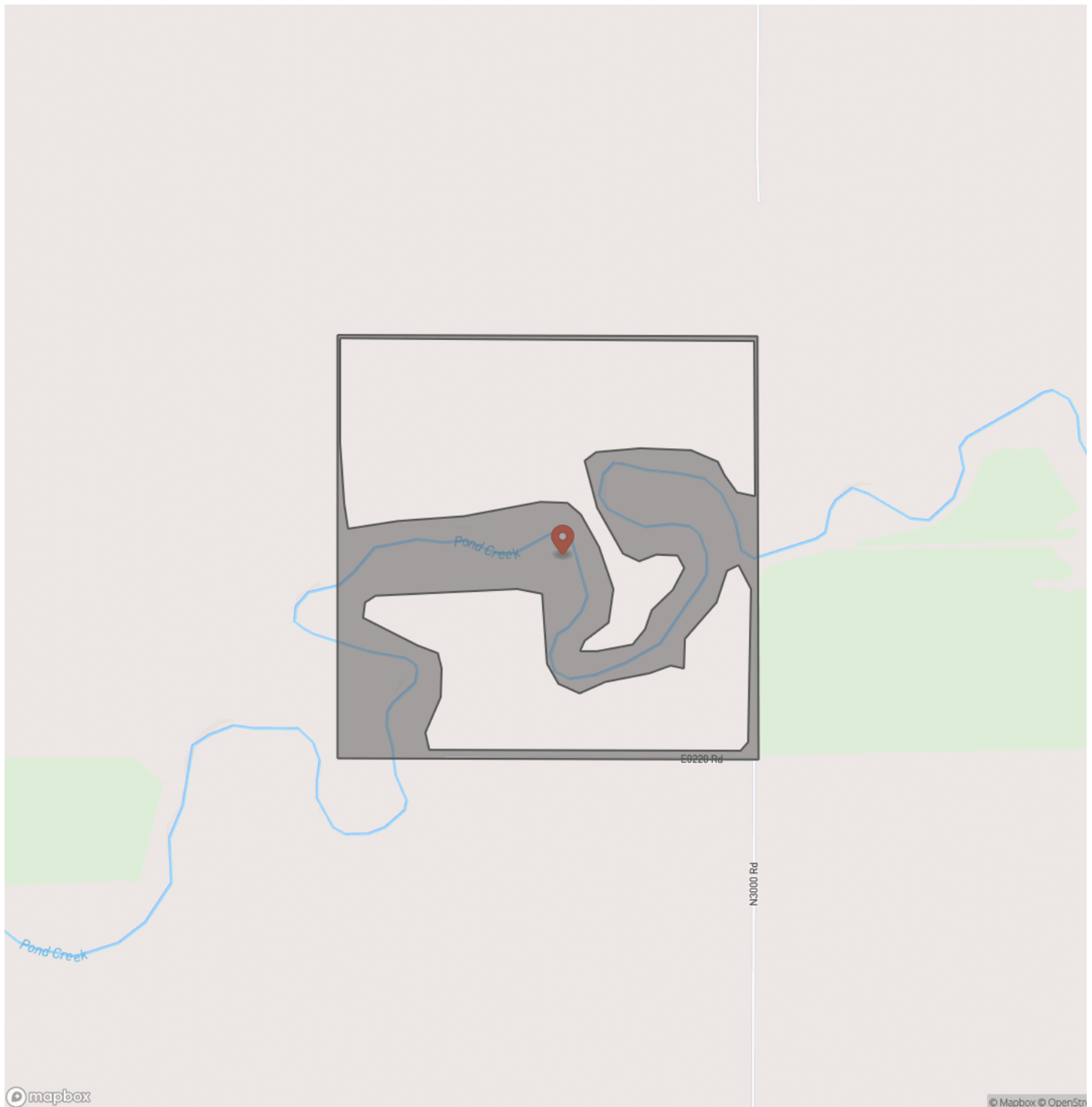
One look at the aerial should be all it takes to know how awesome the hunting and farming potential is on this farm. The tillable portion of the farm is made up of 113 acres m/l of class 1 dirt and the huntable portion of the farm offers some of the biggest timber and best bed cover in the county. Pond Creek runs through the entire property and provides live water year-round. The tillable ground offers above average return on your investment whether you are going to farm it yourself or cash rent it to a local farmer. In general, this is a great hunting neighborhood for deer, ducks, quail, and pheasant, as well as turkey in the area in the spring time. From a hunting standpoint the farm could be left just the way it is and it will provide ample opportunity for success. However, if you wanted to take this farm to the next level with the addition of deer specific food plots and feeders, a wetland or two, and 20 to 60 acres of switch grass, you could easily transform the place into a one-of-a-kind hunting mecca. The farm is located at the end of N 3000 Rd on the West side just 1 mile North of Highway 60 and 5.5 miles West of Lamont, OK. Whether you are a local looking to add to your farming footprint or an outdoorsman looking for a prime hunting property for this fall you can stop here and make the call!



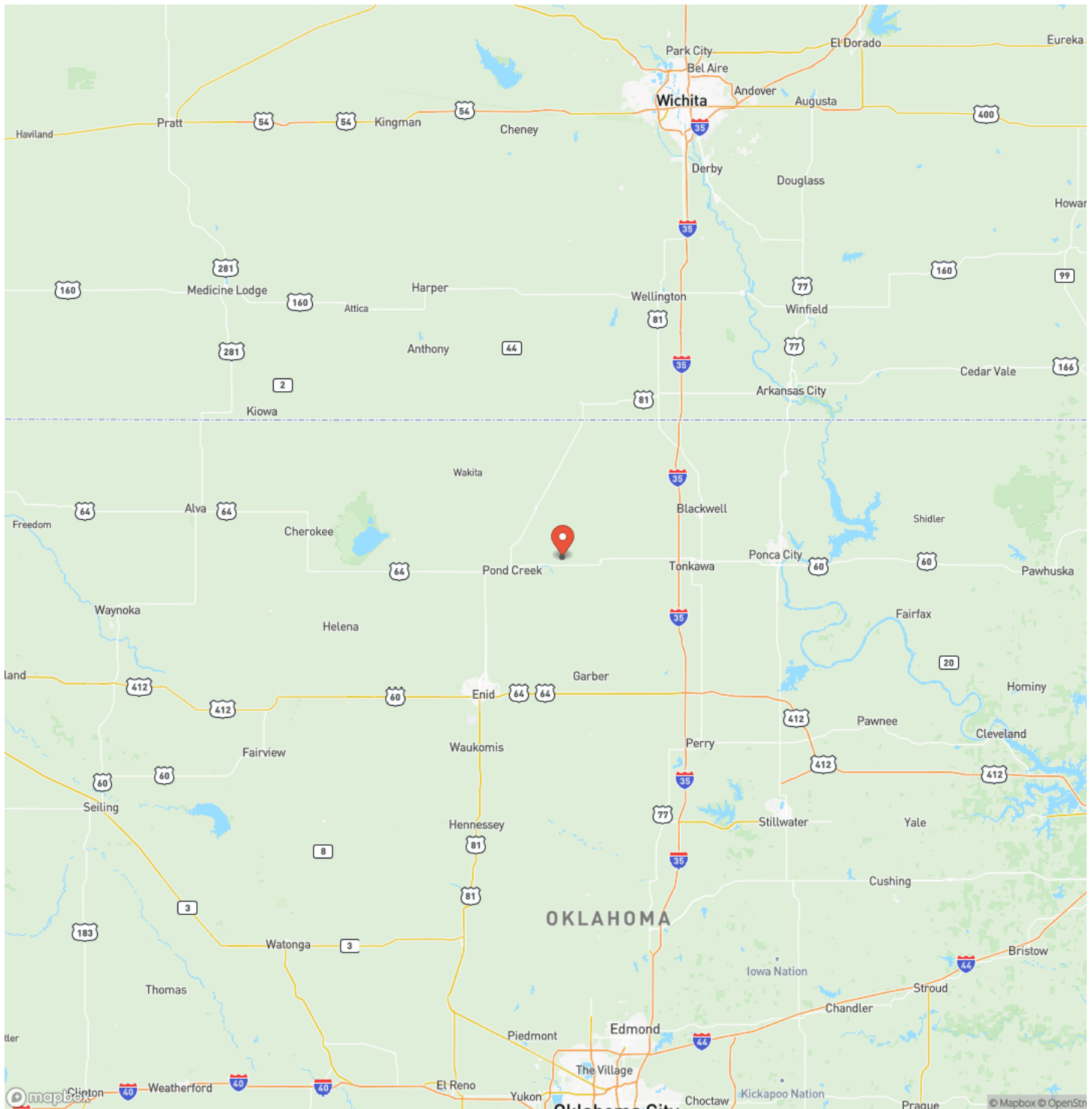
Pond Creek Farm
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Locator Map



Locator Map



Satellite Map



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

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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 relation 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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