

Tillable With Hunting North of Lamont
Lamont, OK 74643

\$165,000
80± Acres
Grant County



**Tillable With Hunting North of Lamont
Lamont, OK / Grant County**

SUMMARY

City, State Zip

Lamont, OK 74643

County

Grant County

Type

Farms, Hunting Land, Undeveloped Land

Latitude / Longitude

36.7421 / -97.5864

Acreage

80

Price

\$165,000

Property Website

<https://arrowheadlandcompany.com/property/tillable-with-hunting-north-of-lamont-grant-oklahoma/41726/>



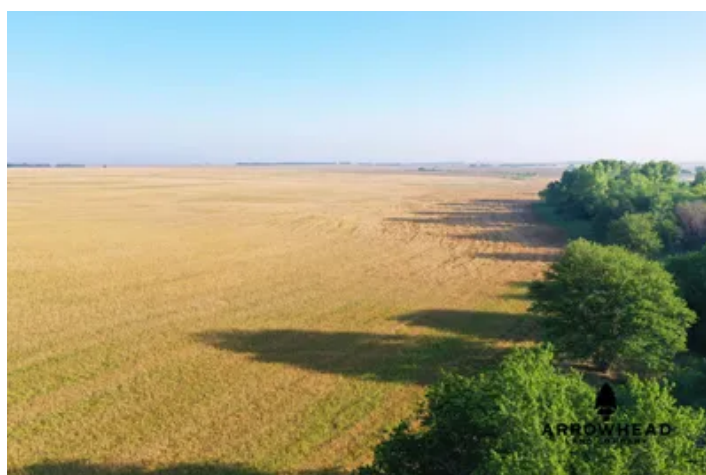
Tillable With Hunting North of Lamont Lamont, OK / Grant County

PROPERTY DESCRIPTION

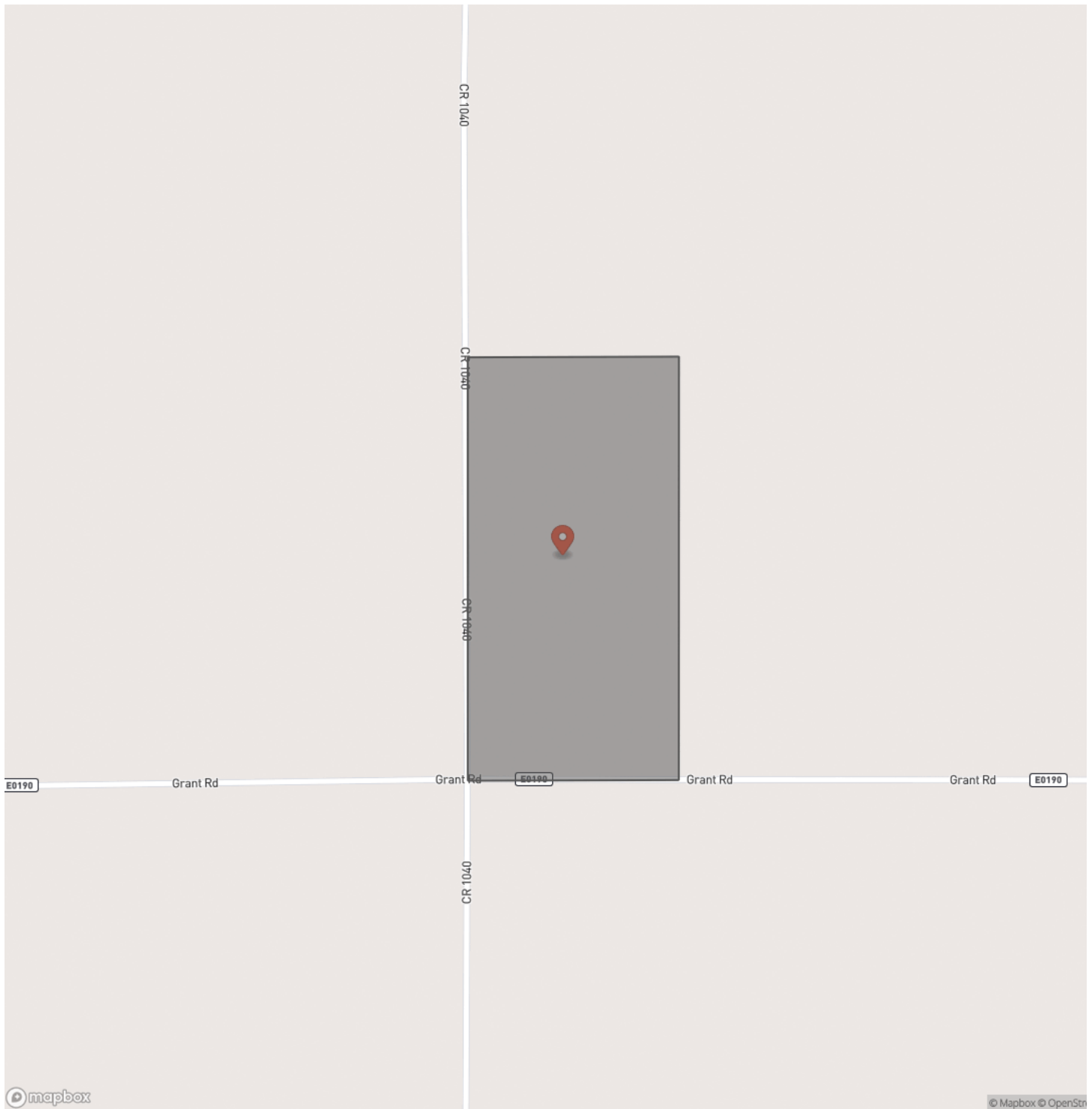
PRICE REDUCED! This farm offers 80 tillable acres with over 50 acres of class two soils providing good income potential, as well as hunting for whitetail deer, quail and pheasant. The farm gently slopes from West to East and there is a natural wetland area formed along the property line in the NE portion of the farm. The neighbors to the East and NE are avid waterfowl hunters and have built three wetlands on the neighboring farms. With some dirt work on this 80, the waterfowl hunting could be top notch. The head waters of Spring Creek start on this property and the property bordering this farm to the East. In general, this neighborhood offers fertile soils ideal for farming and healthy populations of all the huntable species of wildlife that live in Grant County. From the town of Lamont, the farm is located 3 miles North on highway 74 and 1.75 miles West on Grant Rd. This farm will be planted to a summer crop of milo after wheat harvest and the seller is willing to potentially include the wheat crop or milo crop for the right price. If you are looking for an income producing tillable farm, that also provides some hunting opportunities, this one is worth taking a look at. Call Tony today to find out more!



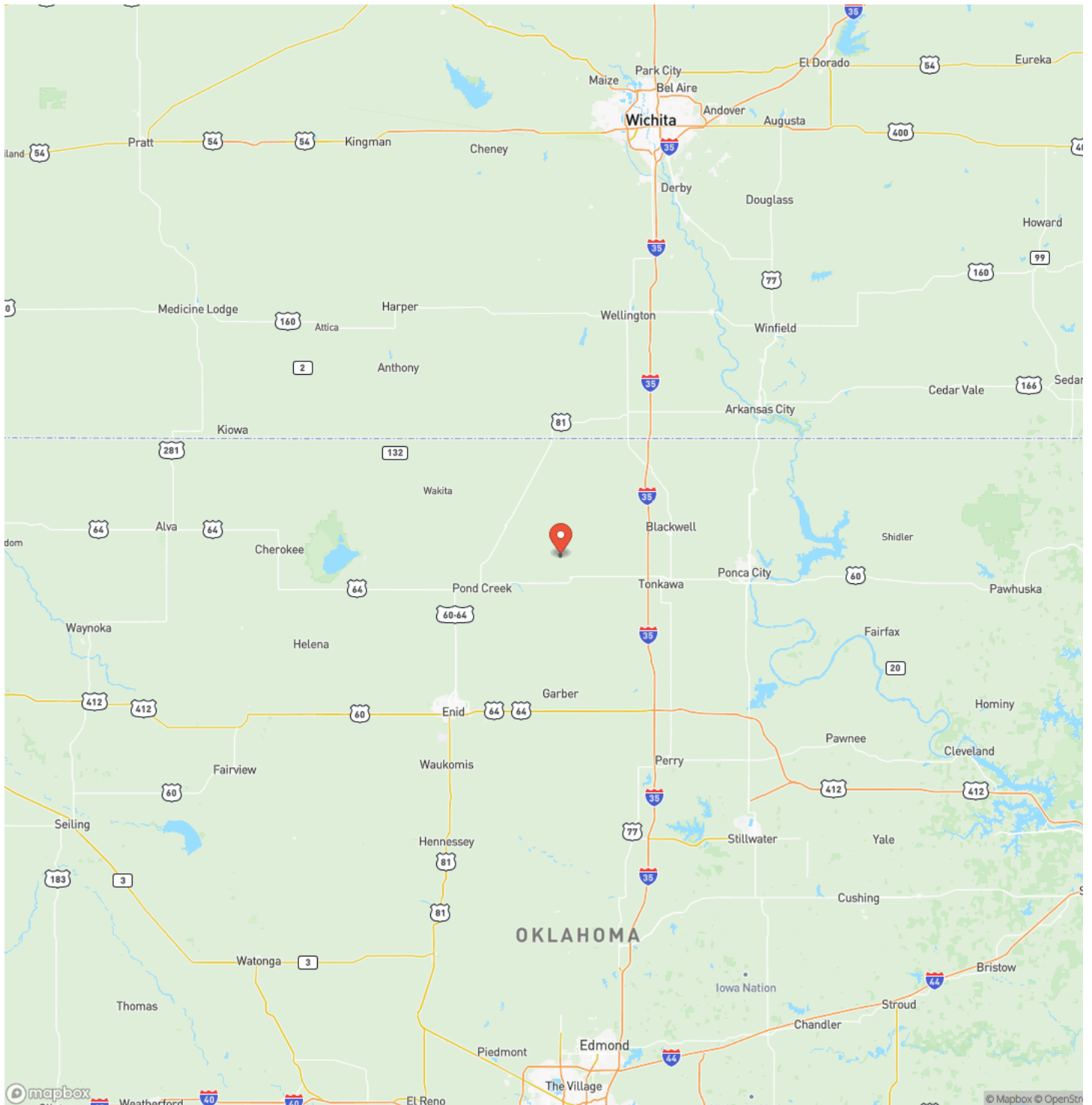
**Tillable With Hunting North of Lamont
Lamont, OK / Grant County**



Locator Map



Locator Map



Satellite Map



Tillable With Hunting North of Lamont

Lamont, 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

NOTES

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MORE INFO ONLINE:

www.arrowheadlandcompany.com

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

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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