

Lamont Tillable With Hunting Potential
Highway 60
Lamont, OK 73759

\$440,000
160± Acres
Grant County



Lamont Tillable With Hunting Potential

Lamont, OK / Grant County

SUMMARY

Address

Highway 60

City, State Zip

Lamont, OK 73759

County

Grant County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

36.68388 / -97.646751

Acreage

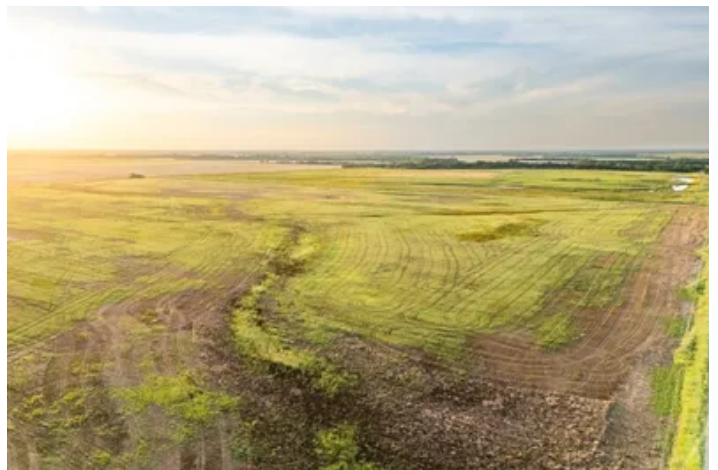
160

Price

\$440,000

Property Website

<https://arrowheadlandcompany.com/property/lamont-tillable-with-hunting-potential-grant-oklahoma/85954/>



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PROPERTY DESCRIPTION

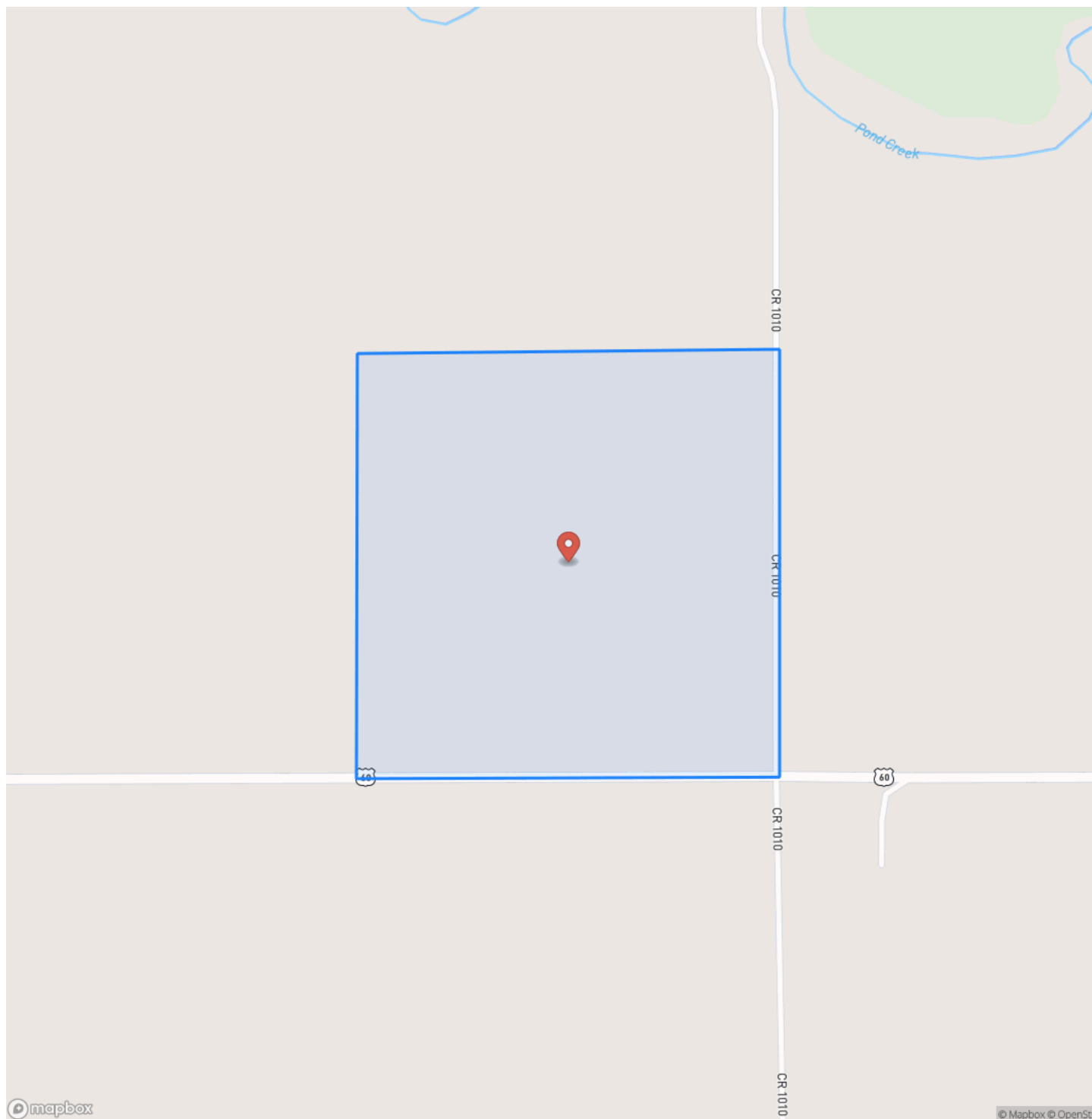
Welcome to 160+/- acres of prime tillable farmland in Grant County, Oklahoma! This productive tract has been utilized for wheat production and offers excellent potential for continued row crop operations. With mostly bare, clean ground and minimal waste acreage, this farm presents a strong opportunity for investment or expansion of your current operation. The flat topography and open layout make it easy to farm, and the soil quality supports consistent yields. Beyond its farming value, the property also holds exciting potential for recreation and mixed-use development. With the right improvements, it could be converted to a grass operation for cattle grazing or enhanced for wildlife habitat. Waterfowl are frequently seen feeding in the wheat fields, and the area is known for strong duck hunting. With some planning and dirt work, there is room to develop a duck hole or wetland area to attract more birds. Whether you're looking to farm, graze cattle, or build a hunting retreat, this versatile piece of land offers a blank slate in a great location right off of Highway 60. The property is located only 5 +/- minutes from Lamont, 15 +/- minutes from Medford, 35 +/- minutes from Ponca City, and 1 hour and 35 +/- minutes from OKC. Contact listing agent if interested in seeing waterfowl harvest photos taken near the property. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Owen Bellis at [\(918\) 367-7050](tel:9183677050).

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.

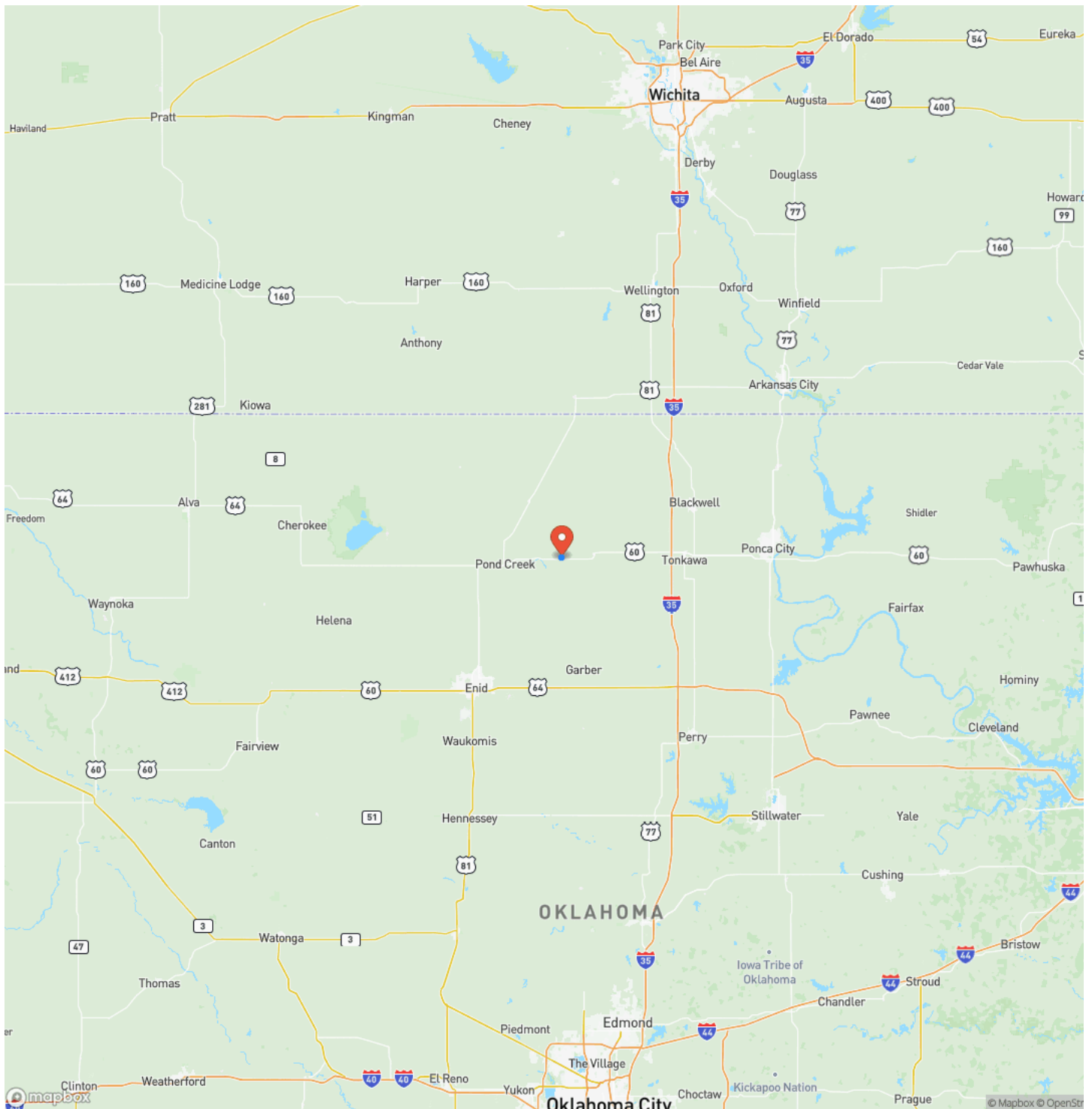
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Locator Map



Locator Map



Satellite Map



Lamont Tillable With Hunting Potential

Lamont, OK / Grant County

LISTING REPRESENTATIVE

For more information contact:



Representative

Owen Bellis

Mobile

(918) 367-7050

Email

owen.bellis@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



www.arrowheadlandcompany.com

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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