

Twin Water Hunting Farm
County Road 1030
Lamont, OK 74643

\$320,000
120± Acres
Grant County



Twin Water Hunting Farm
Lamont, OK / Grant County

SUMMARY

Address

County Road 1030

City, State Zip

Lamont, OK 74643

County

Grant County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

36.738961 / -97.601859

Acreage

120

Price

\$320,000

Property Website

<https://arrowheadlandcompany.com/property/twin-water-hunting-farm-grant-oklahoma/95333/>



PROPERTY DESCRIPTION

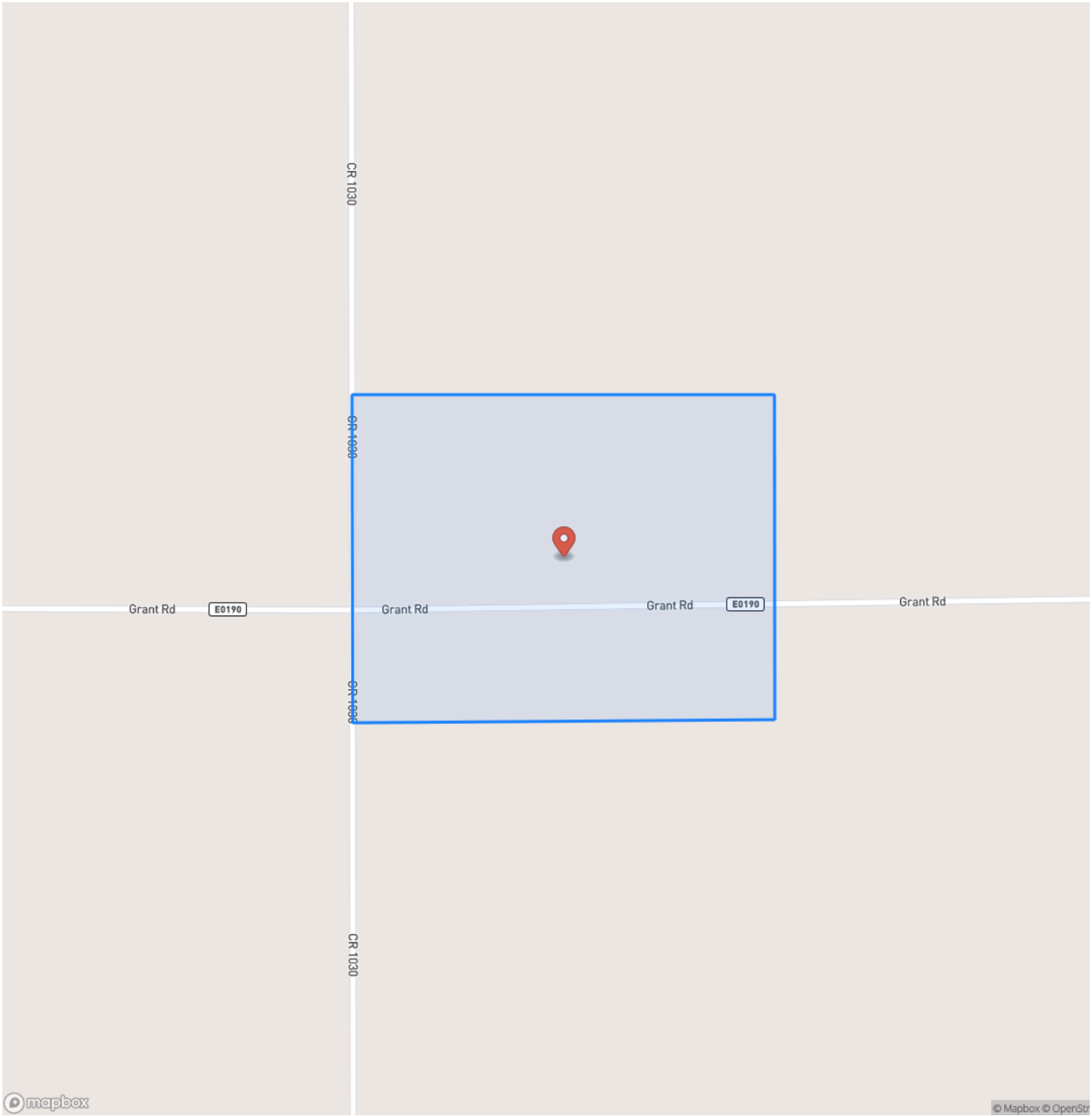
Welcome to Twin Water Hunting Farm, a prime 120 +/- acre property located in Grant County, Oklahoma! This farm offers an excellent blend of income potential, wildlife habitat, and recreational opportunity. The property is located in a proven deer hunting neighborhood known for producing big bucks year after year. Lush native grasses provide outstanding deer habitat, while the creek branches serve as natural travel corridors that bucks use heavily during the rut. Approximately 50 +/- acres of tillable ground provide the ability to generate annual farm income while also serving as an excellent food source for deer. There are two ponds and two creeks on the farm, providing reliable water sources for wildlife. This area is also known as one of the best waterfowl hunting regions in the state, and the ponds have the potential to load up with hundreds of birds, creating immediate waterfowl hunting opportunities! Several areas of the property could be developed or enhanced to hold additional water, turning this place into a true duck hunting mecca. In addition to deer and waterfowl, the property offers good upland bird hunting opportunities, making this an absolute dream for outdoorsmen looking for a place where they can do it all. The farm is located approximately 10+/- minutes from Lamont, 25+/- minutes from Tonkawa, 1 hour and 35+/- minutes from Oklahoma City, and 1 hour and 45+/- minutes from Tulsa. If you would like more information or would like to schedule a private viewing please contact Tony Cerar at [\(918\).671-8937](tel:918.671-8937).

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.

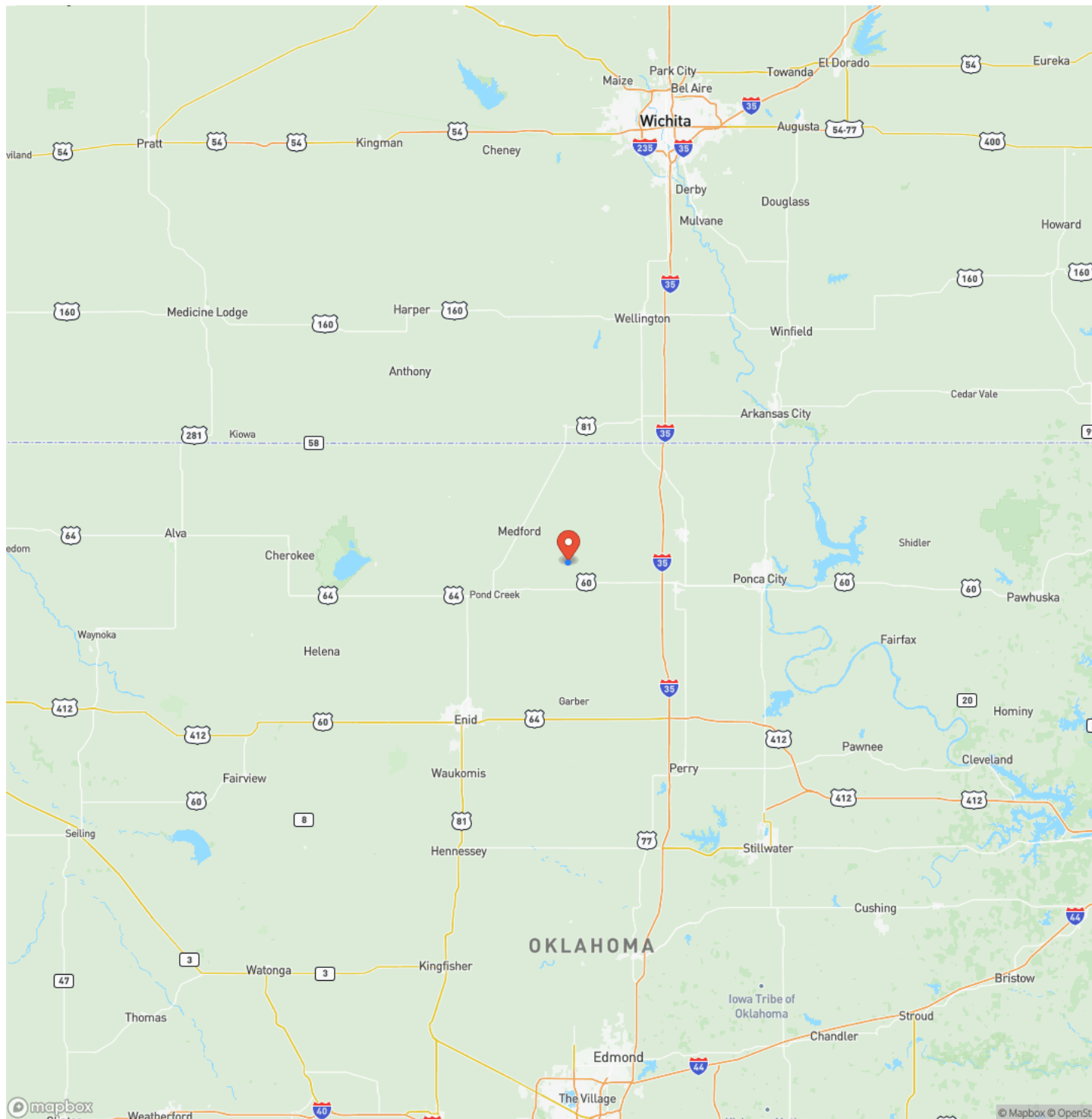
**Twin Water Hunting Farm
Lamont, OK / Grant County**



Locator Map



Locator Map



Satellite Map



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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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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