

Pioneer Pond Farm
00 Pioneer Road
Billings, OK 74630

\$315,000
78.860± Acres
Noble County



Pioneer Pond Farm
Billings, OK / Noble County

SUMMARY

Address

00 Pioneer Road

City, State Zip

Billings, OK 74630

County

Noble County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

36.37355 / -97.4287

Acreage

78.860

Price

\$315,000

Property Website

<https://arrowheadlandcompany.com/property/pioneer-pond-farm-noble-oklahoma/112681/>



PROPERTY DESCRIPTION

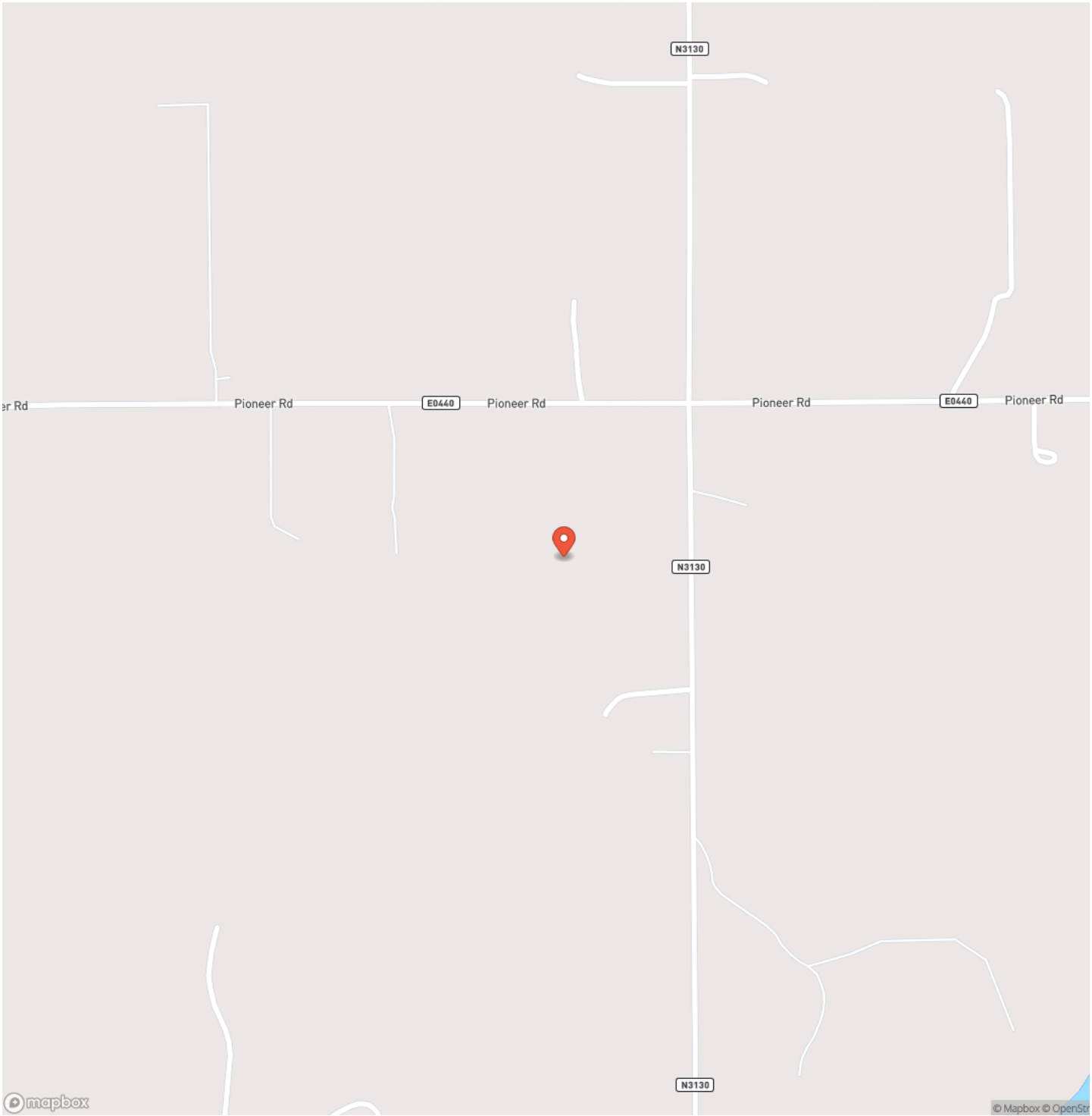
If you have been in the market for a property where you are given the opportunity to chase trophy whitetails, fish for largemouth bass, and potentially hunt waterfowl; look no further than this outstanding 78.86 +/- acre Noble County farm! Just outside of Perry, Oklahoma, the Pioneer Pond Farm delivers incredible recreational opportunities. There is a draw that runs through property, creating excellent travel corridors and natural cover for wildlife while adding diversity to the landscape. The area is well known for producing trophy whitetails, offering exceptional opportunities season after season. There is plenty of room to create food plots and add feeders to draw more deer onto the property. A beautiful pond with a fishing dock provides the perfect place to relax after a day in the field while also attracting waterfowl during the winter months, creating outstanding duck hunting potential. The open grass areas are currently unplanted but are tillable, providing the opportunity for supplemental income through cash rent or the ability to plant productive crops. Having that portion of the property in crops would also provide tons of food for all wildlife. The combination of the draw, pond, native cover, and surrounding habitat makes this property a true haven for deer, ducks, and upland birds. With road frontage on two sides, the farm offers excellent accessibility and multiple options for future improvements or management. The farm is located just 20+/- minutes from Perry, 50+/- minutes from Stillwater, and 1 hour and 15+/- minutes from OKC and Tulsa. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Tony Cerar at [\(918\) 671-8937](tel:9186718937)

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.

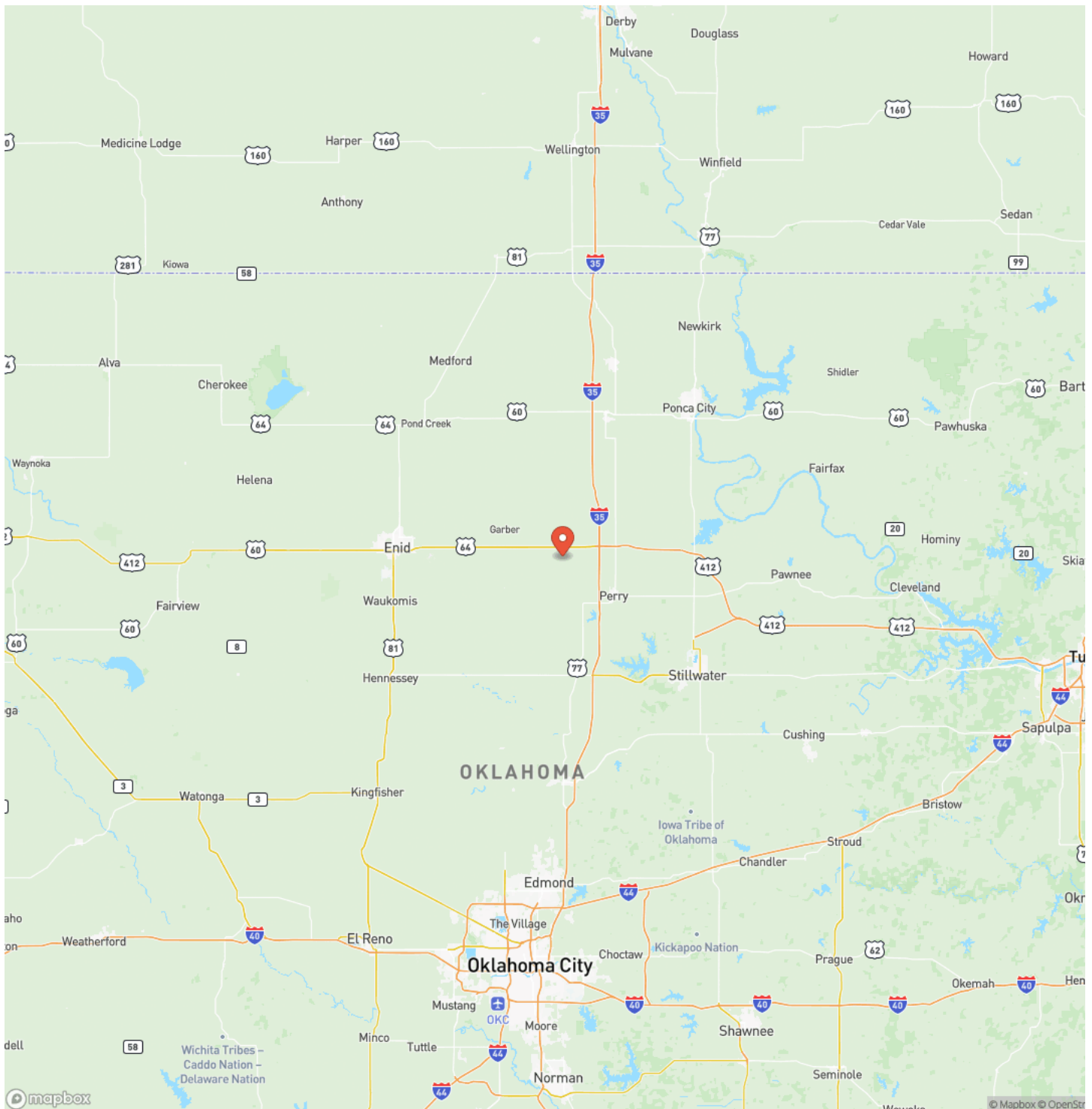
Pioneer Pond Farm
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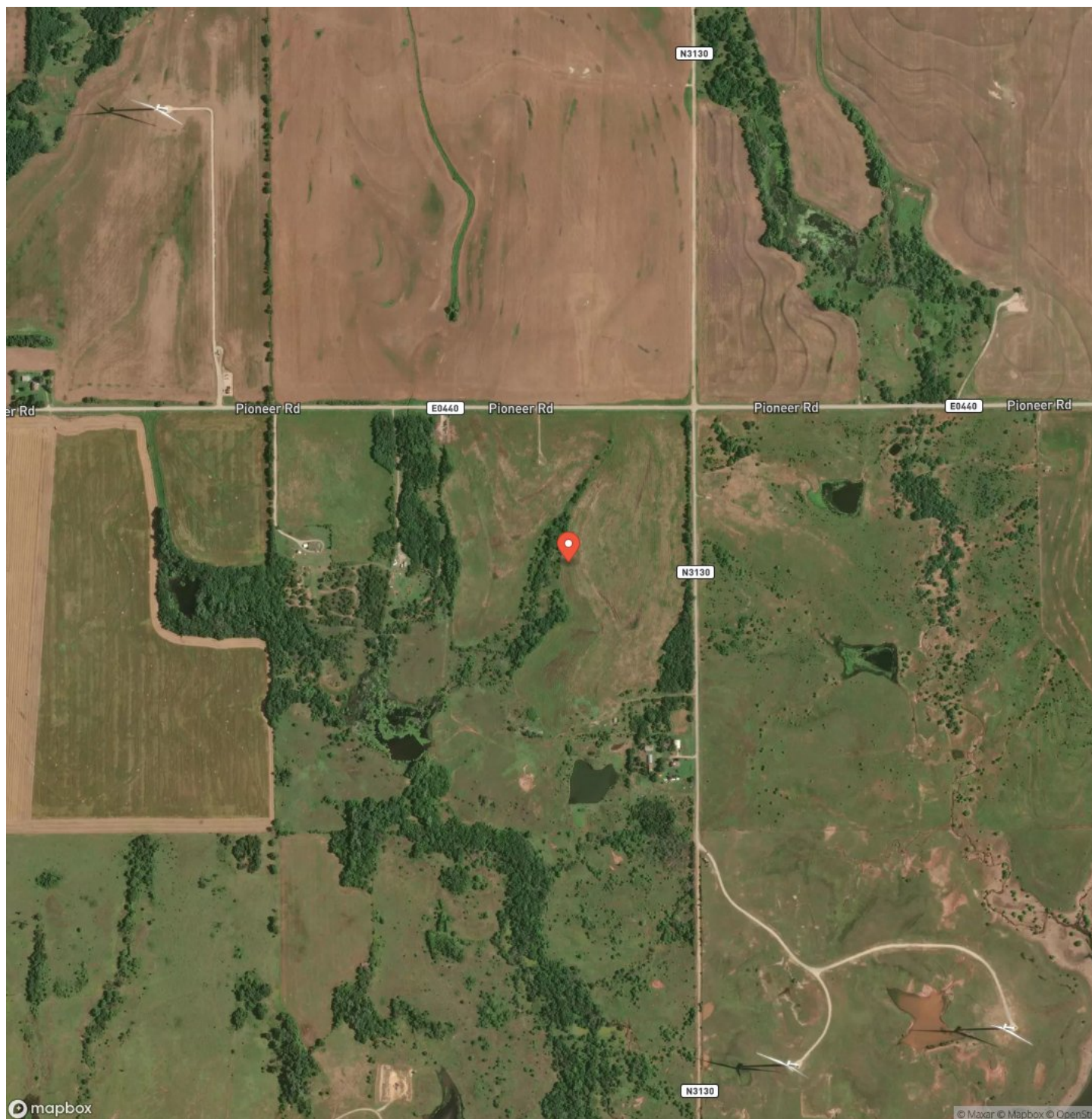
Locator Map



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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<https://arrowheadlandcompany.com/>

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

