

Split Creek Farm
E 0040 Rd
Medford, OK 73759

\$456,000
160± Acres
Grant County



Split Creek Farm
Medford, OK / Grant County

SUMMARY

Address

E 0040 Rd

City, State Zip

Medford, OK 73759

County

Grant County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

36.952545 / -97.502924

Acreage

160

Price

\$456,000

Property Website

<https://arrowheadlandcompany.com/property/split-creek-farm-grant-oklahoma/76358/>



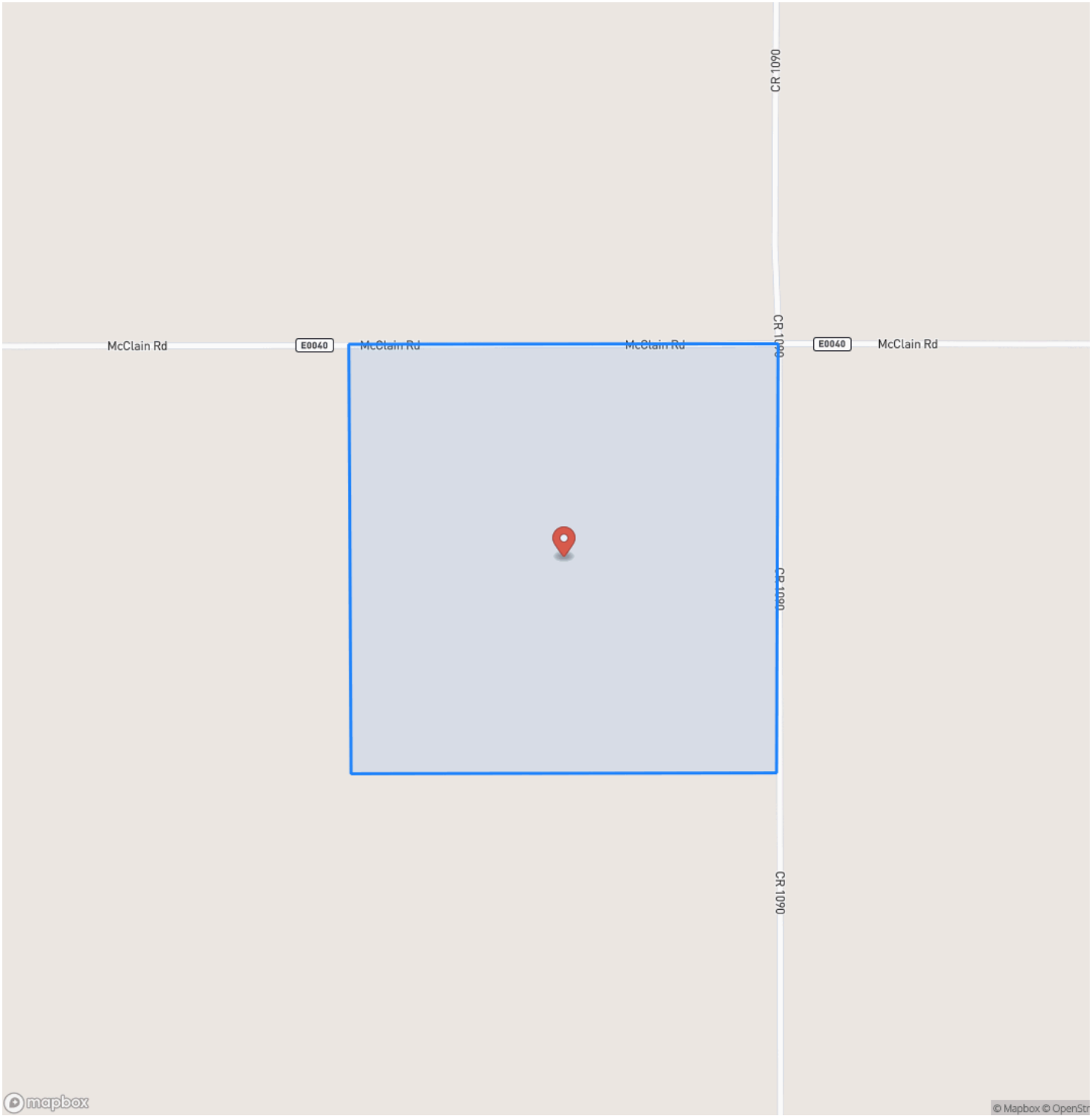
PROPERTY DESCRIPTION

The Split Creek Farm is a top tier hunting and recreational piece of property! The farm is located in a fantastic hunting neighborhood just 3 +/- miles south of the Kansas border and only 9.5 +/- miles north of Deer Creek, OK! If you have ever thought to yourself, "I'm going to find a farm in northwest Oklahoma that I can build a cabin on and shoot deer, ducks, upland birds, and predators" well here it is! The farm is accessed off CR 1090 on the east side and McClain Rd on the north side and is set up with electric and a water well already. There is a nice wet weather creek currently full of water that comes into the farm in the northeast corner. The creek meanders through the farm before it eventually splits and carries on to the south and west-southwest. The creek is lined with big timber and the whole farm has scattered brush, cedars, and bedding habitat, ideal for deer and birds, throughout. There is a nice pond in the center of the farm that could be made into a much larger watershed without a whole lot of work. There are two terraced pastures on the south side of the farm that could be planted to switchgrass, CRP, or a blend of taller denser grasses. This improvement would dramatically increase the carrying capacity of all the wildlife on the farm, even more than what it already is, and truly maximize the wildlife value on every acre of this property. The farm is surrounded by other farms that have at least some tillable on them and there are multiple irrigated circles less than 2 +/- miles to the northeast, making food for the wildlife abundant in the area. Farms like this don't come to the market often and don't last long when they do! 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).

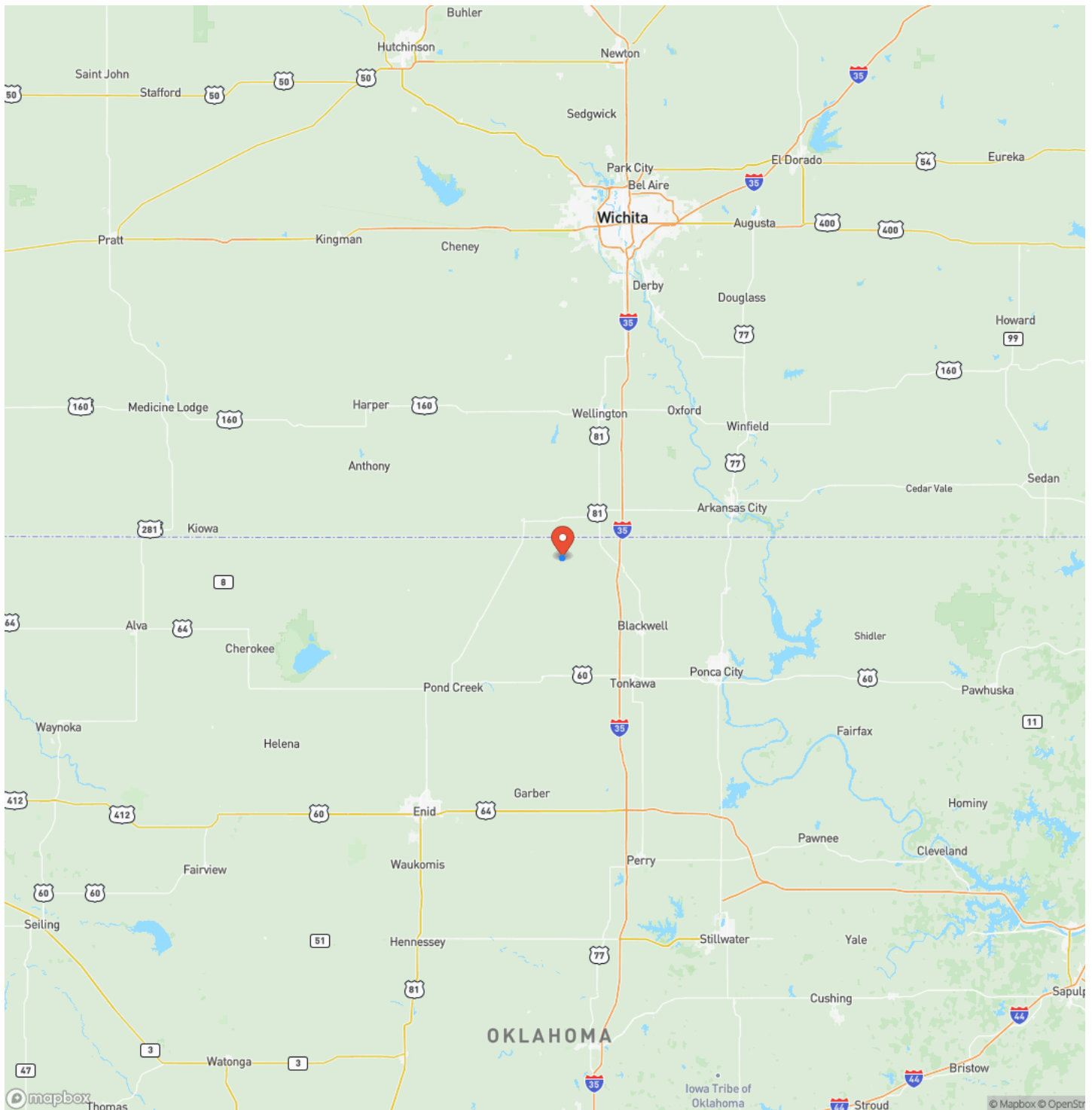
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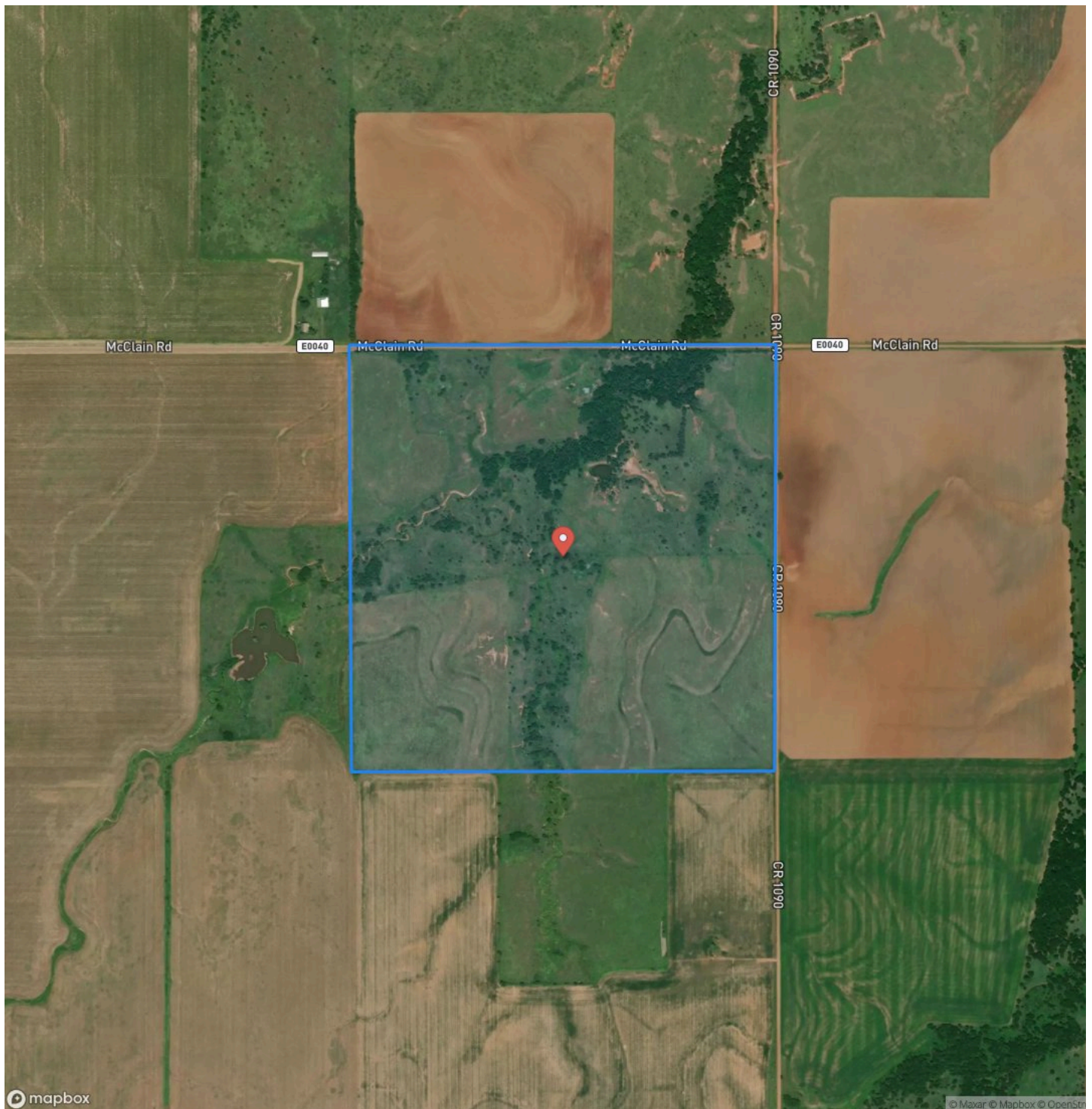
Locator Map



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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www.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.

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