

Wakita Multi-Use farm
Latimier Rd
Wakita, OK 73771

\$135,000
40± Acres
Grant County



Wakita Multi-Use farm
Wakita, OK / Grant County

SUMMARY

Address

Latimier Rd

City, State Zip

Wakita, OK 73771

County

Grant County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

36.9005 / -98.0397

Acreage

40

Price

\$135,000

Property Website

<https://arrowheadlandcompany.com/property/wakita-multi-use-farm-grant-oklahoma/97361/>

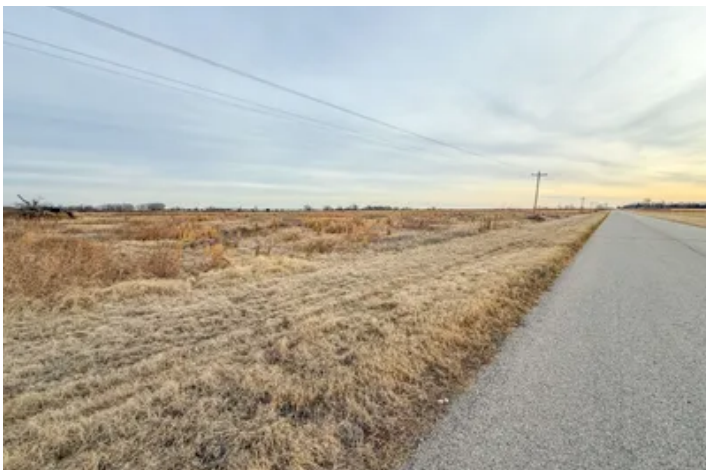


PROPERTY DESCRIPTION

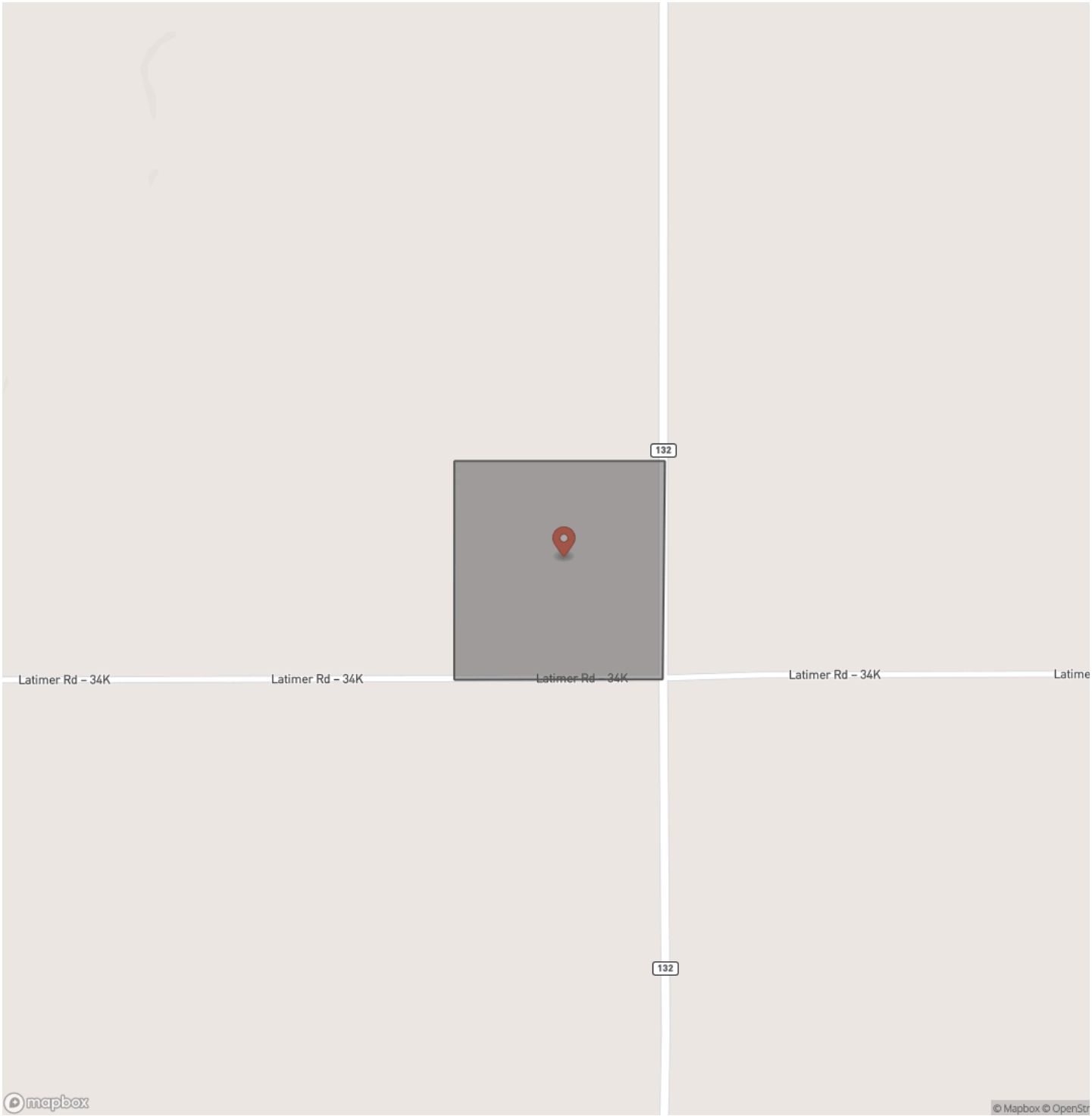
If you are in the market for a farm that has many potential uses, you will want to check out this 40+/- acre property in Grant County! The farm offers excellent road frontage on two sides that makes the property very accessible. Most of the property is currently in native grasses that support strong upland bird numbers and quality whitetail deer habitat. The area is known for producing big bucks, and this place is bound to have some awesome rut activity in November. Much of the acreage could be converted back into tillable ground, adding agricultural potential for farming or food plots. You will have the opportunity to plant wheat, milo, corn, or soybeans, providing annual income potential while also serving as a high-quality food source for waterfowl and deer. The place sets up great for someone wanting to build a home or cabin. The farm is located just 7+/- minutes from the Kansas State line, 23+/- minutes from Medford, and just over 2 hours from both Tulsa and OKC! 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.

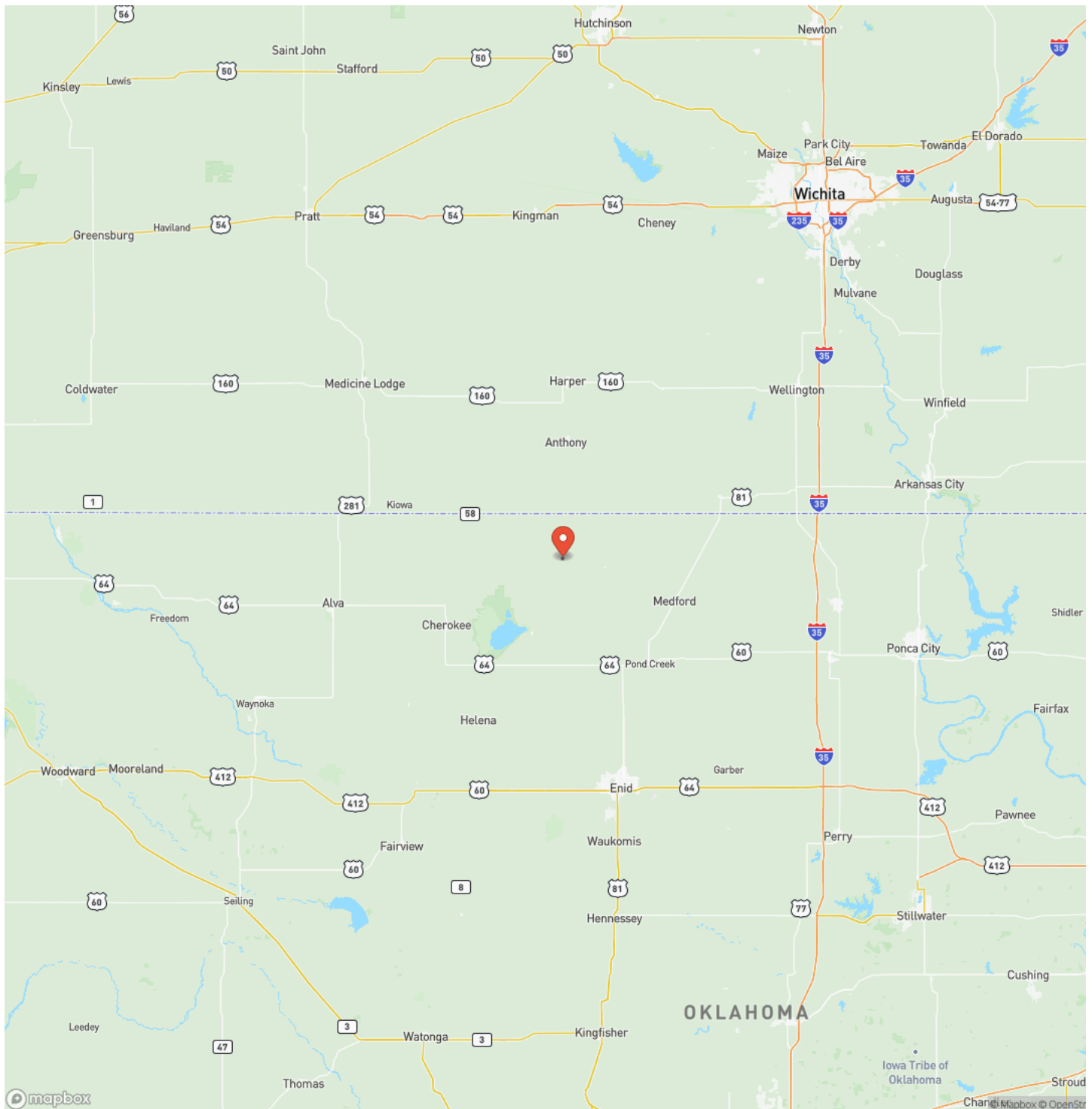
Wakita Multi-Use farm
Wakita, OK / Grant County



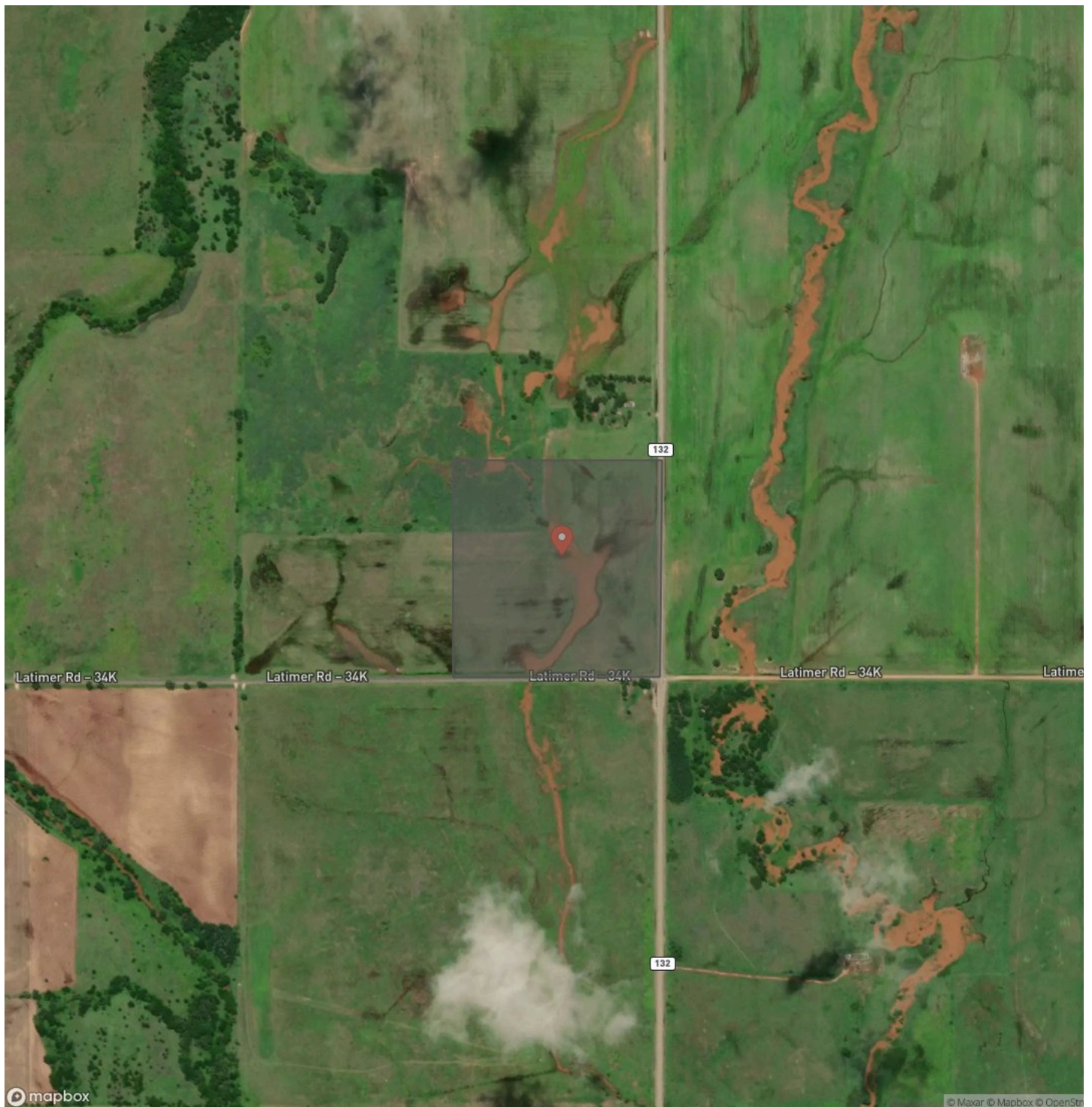
Locator Map



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

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.

This image shows a single 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.



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

