

Mixed-Use Homestead Farm
33201 Cr 920
Medford, OK 73759

\$1,134,000
320± Acres
Grant County



**Mixed-Use Homestead Farm
Medford, OK / Grant County**

SUMMARY

Address

33201 Cr 920

City, State Zip

Medford, OK 73759

County

Grant County

Type

Farms, Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

36.88565 / -97.80405

Dwelling Square Feet

2,537

Bedrooms / Bathrooms

3 / 2

Acreage

320

Price

\$1,134,000

Property Website

<https://arrowheadlandcompany.com/property/mixed-use-homestead-farm/grant/oklahoma/100361/>



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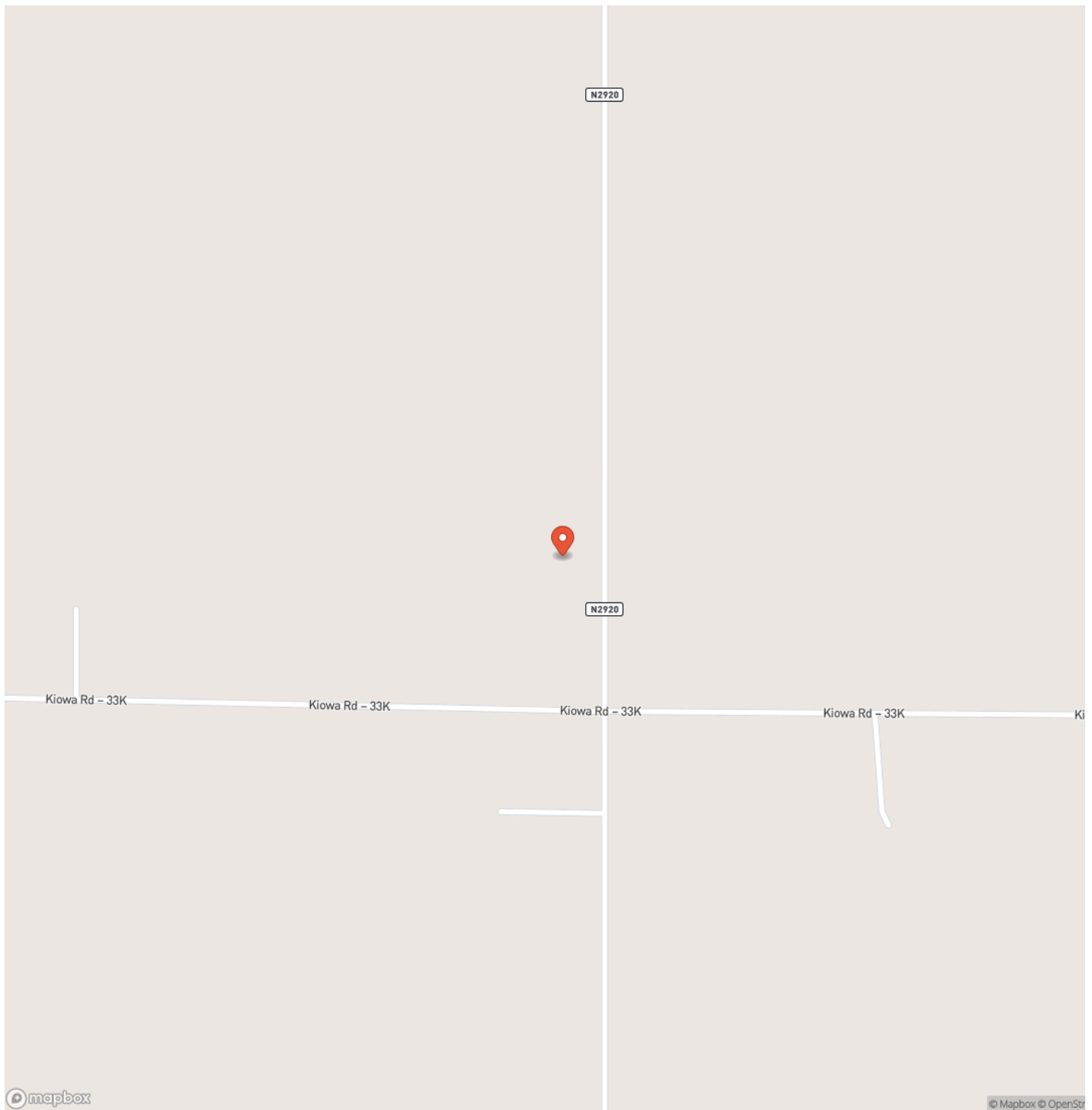
PROPERTY DESCRIPTION

Welcome to this exceptional 320 +/- acre farm in Grant County, Oklahoma, where productive agriculture meets premier hunting and comfortable country living! This well-balanced property offers everything you need for a full-time residence, hunting lodge, or weekend getaway in some of northern Oklahoma's most sought-after big buck and upland bird country. Part of what makes this farm stand out from others in the area is the two-story home designed for both comfort and functionality. The home features a large, inviting kitchen with plenty of room to gather, a comfortable living room, a downstairs storage room, two beautifully remodeled bathrooms, and three remodeled bedrooms. There is also a dedicated office space and a utility room for added convenience. Step outside to the covered back patio that is a perfect hangout spot to unwind after a long day in the field or to entertain family and friends during hunting season. The improvements continue outside with three barns that provide excellent storage for equipment, feed, or recreational gear. A fenced horse pen/arena and covered livestock barn adds even more to the farm. You will also find a well house and storm cellar that add practicality and peace of mind. The land itself is truly impressive. Most of the acreage consists of productive tillable ground, offering strong agricultural potential and income opportunities. Historically the farm has produced 25 to 40 +/- bushels of soybeans an acre and 1.5 to 2 +/- bales per acre of cotton (weather variant). The creek bottoms feature quality native grasses that provide excellent habitat for wildlife. Two ponds and tributaries of Osage Creek wind through the property, creating natural travel corridors for deer and tall grasses that upland birds thrive in. For the outdoorsman, this farm checks every box! There is outstanding deer hunting with the opportunity to consistently harvest mature bucks. The upland bird hunting is unreal, with ideal habitat throughout the native grass areas and creek bottoms. The property also offers tremendous potential to develop a large-scale waterfowl wetland in a prime flyway location. Finding a farm with the ability to hunt giant whitetails, upland birds, and waterfowl, right out your back door door is not easy. An additional 160+/- acres is available directly across the road, giving you the opportunity to expand to a total of 480+/- contiguous acres for an even larger farming or hunting operation. This farm is located just 15+/- minutes from Medford, 45+/- minutes from Enid, around 2 hours from OKC, and 2 hours and 10+/- minutes from 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.

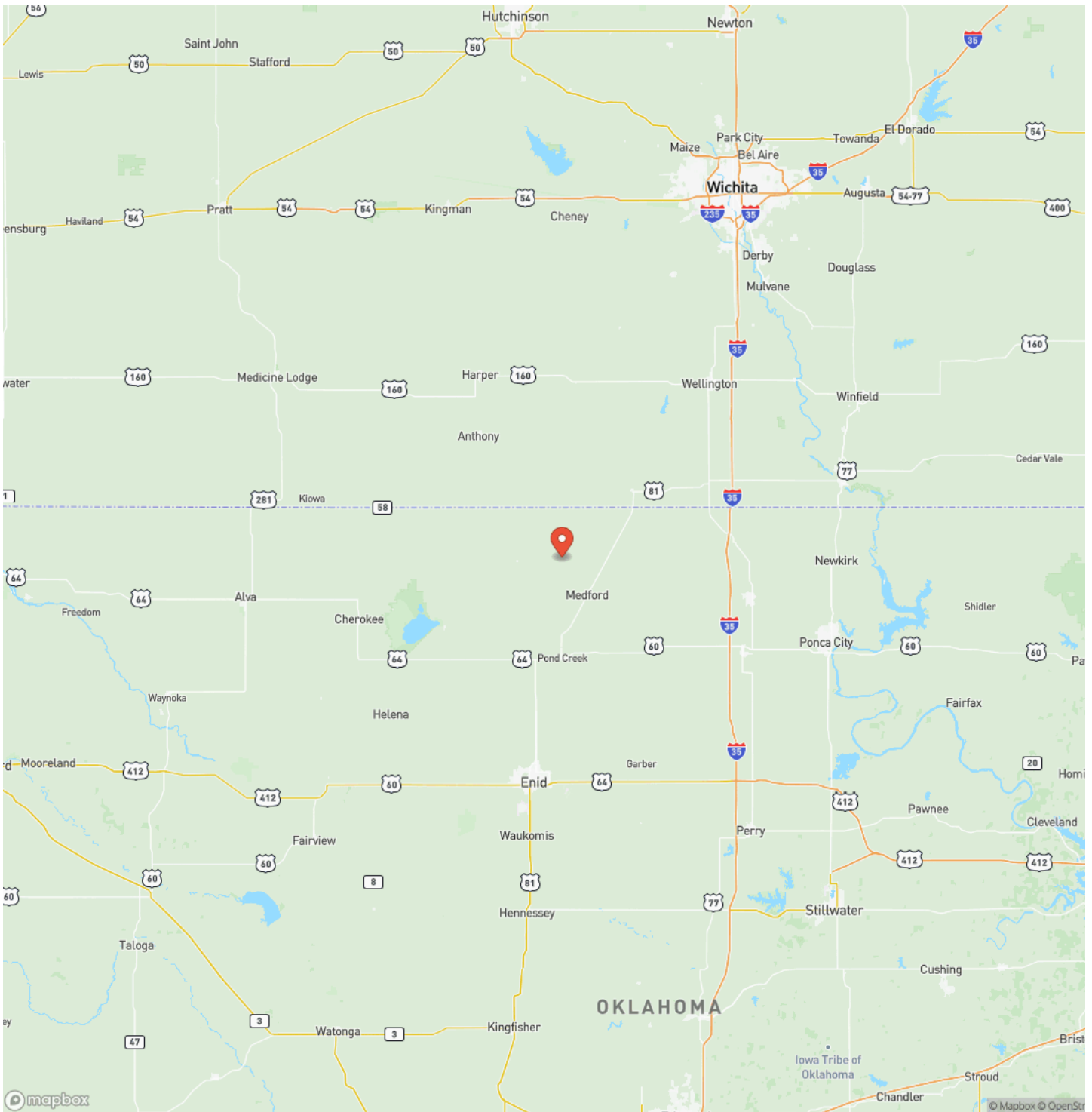
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Medford, OK / Grant County



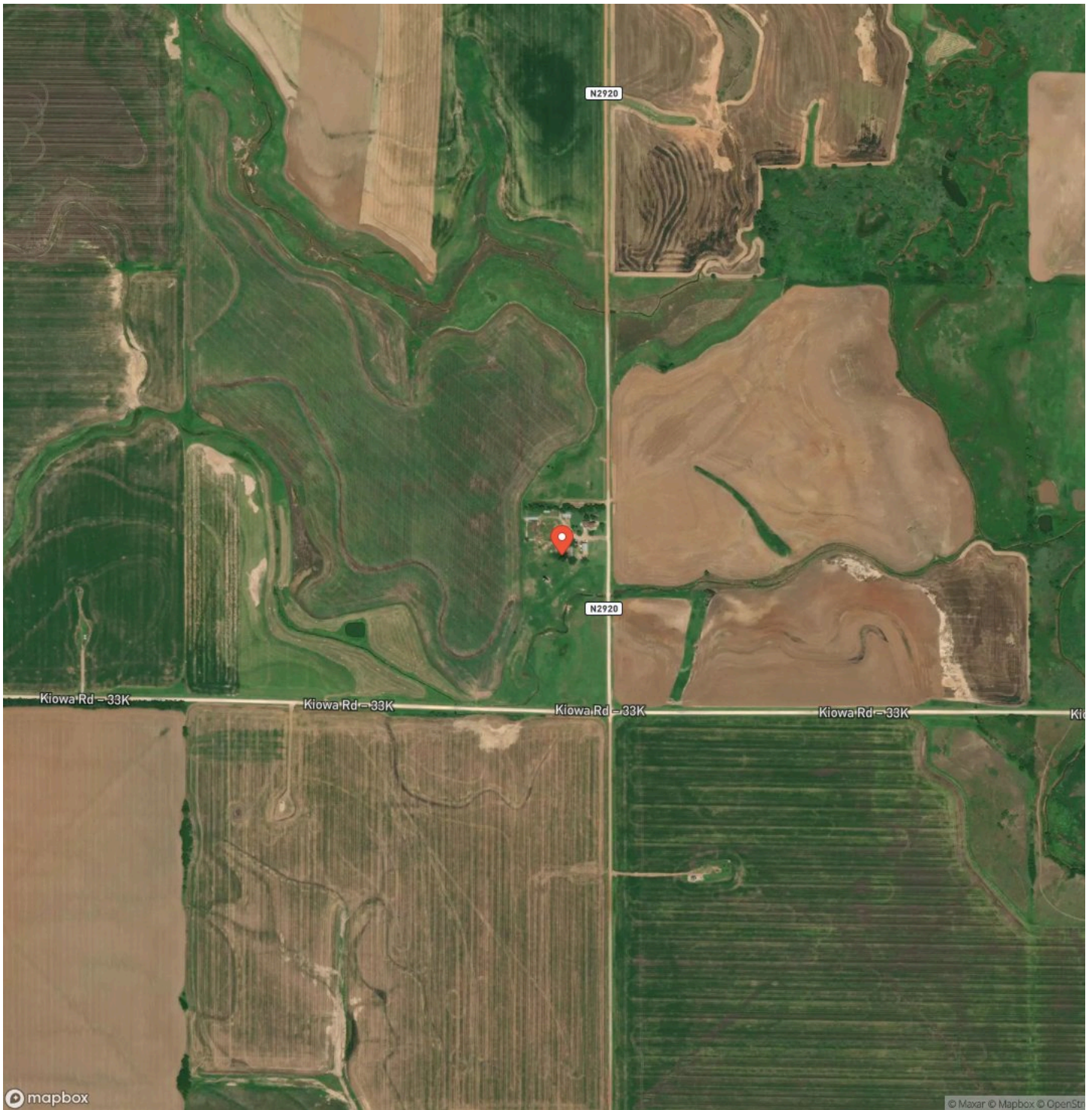
Locator Map



Locator Map



Satellite Map



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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