

South Tract Wakita Farm
0000 County Road 850
Wakita, OK 73771

\$385,000
160± Acres
Grant County



South Tract Wakita Farm
Wakita, OK / Grant County

SUMMARY

Address

0000 County Road 850

City, State Zip

Wakita, OK 73771

County

Grant County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.901 / -97.926

Acreage

160

Price

\$385,000

Property Website

<https://arrowheadlandcompany.com/property/south-tract-wakita-farm-grant-oklahoma/105840/>

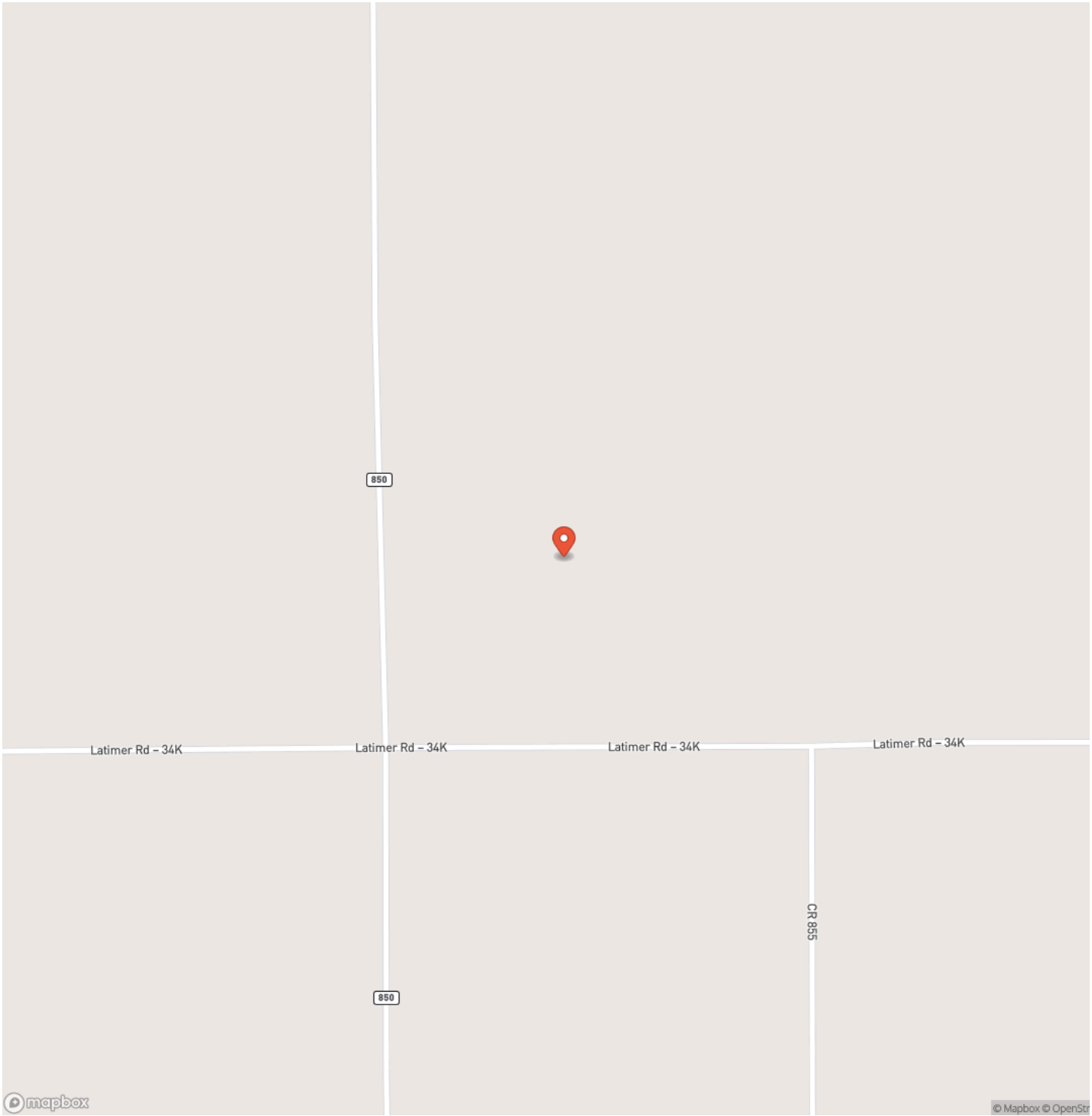


PROPERTY DESCRIPTION

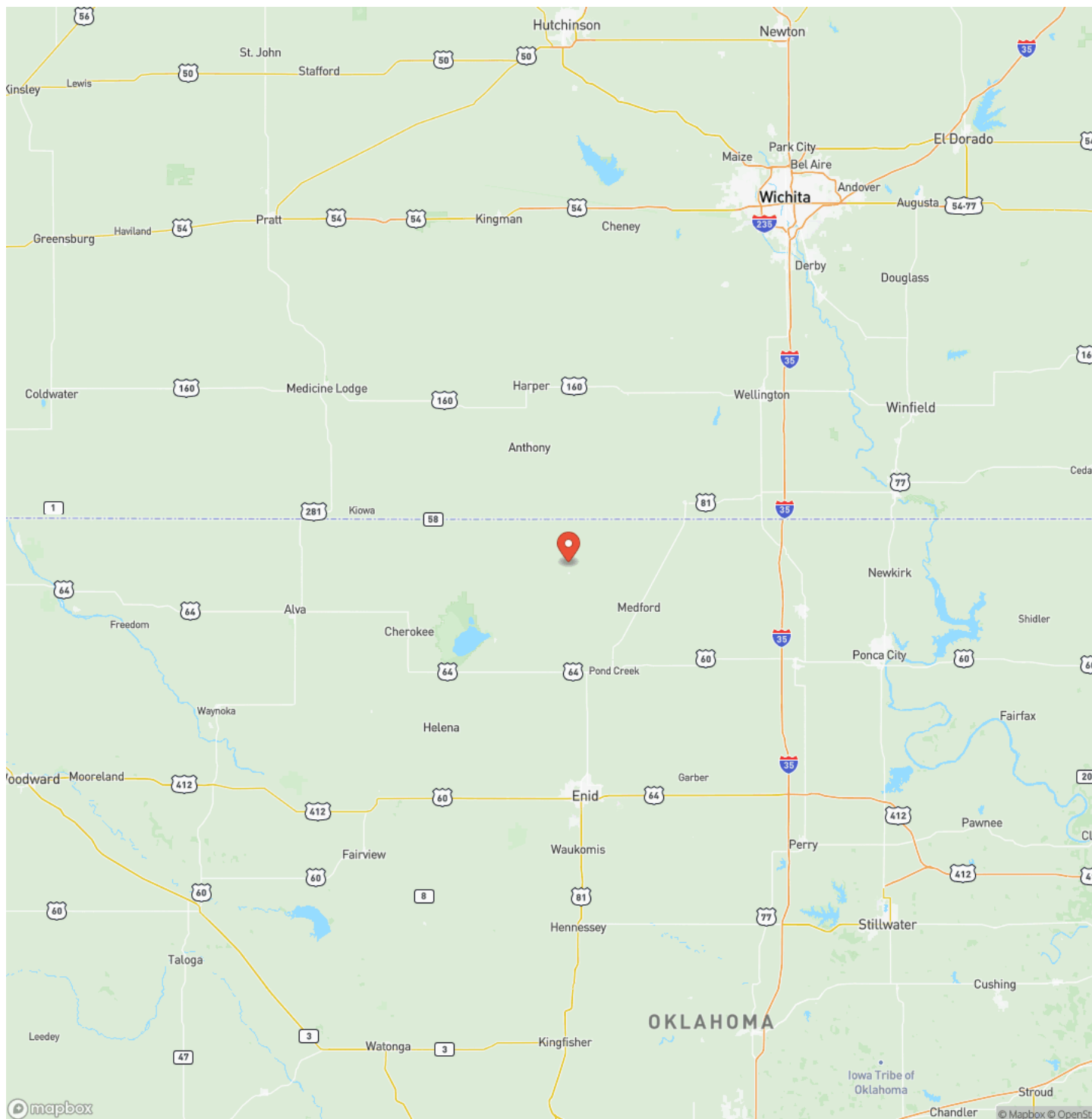
If you are looking for a hunting and recreational property in Northern Oklahoma, this 160+/- acre tract in Grant County deserves your attention! Located just North of Wakita, this property offers outstanding habitat diversity and excellent wildlife potential. Multiple fingers of a wet-season creek winds throughout the property, creating natural travel corridors and ideal habitat for wildlife. A 1.15+/- acre pond provides a dependable water source while tall native grasses and thick draws offer excellent bedding and cover for whitetail deer. The combination of water, cover, and native habitat creates a property loaded with recreational opportunities. During a recent visit, multiple deer, ducks, and quail were seen on the property while pheasants could be heard nearby. This tract has the ingredients needed to develop into a tremendous hunting setup. Whether you are searching for a weekend hunting getaway, recreational investment, or a property to improve and manage for wildlife, this tract offers excellent potential in a great location. This property is a part of a full 480 +/- acre tract providing you with the opportunity to purchase more if desired. The property sits 1+/- mile north of Wakita, 17+/- miles northwest of Medford, 24+/- miles northwest of Pond Creek, and 27+/- miles south of Anthony, Kansas. 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.



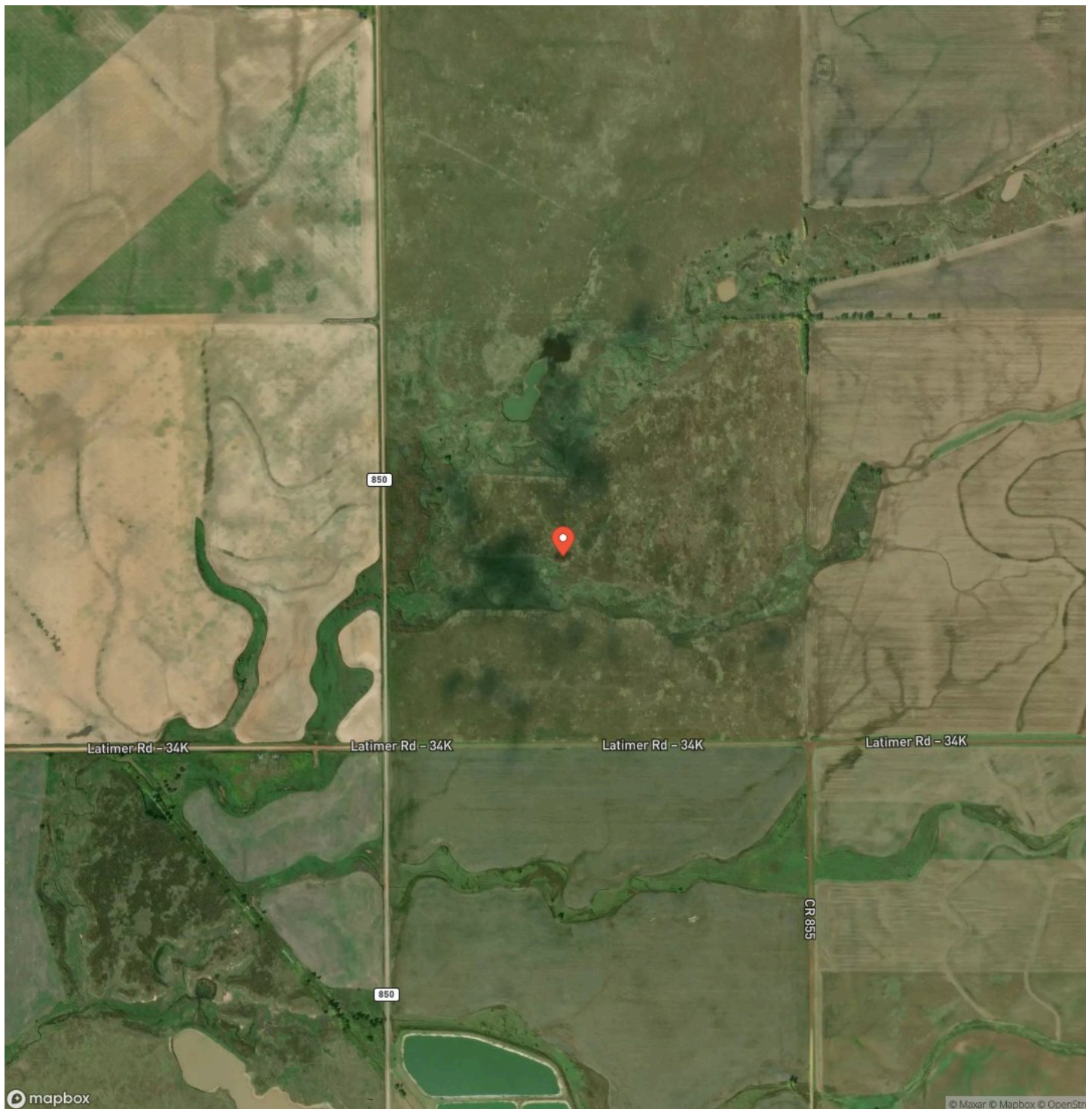
Locator Map



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

Broken Arrow, OK 74012

NOTES

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This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



<https://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
<https://arrowheadlandcompany.com/>

