

East Pond Farm
CR1030
Lamont, OK 74643

\$220,000
80± Acres
Grant County



East Pond Farm
Lamont, OK / Grant County

SUMMARY

Address

CR1030

City, State Zip

Lamont, OK 74643

County

Grant County

Type

Hunting Land, Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

36.743606 / -97.60187

Acreage

80

Price

\$220,000

Property Website

<https://arrowheadlandcompany.com/property/east-pond-farm/grant/oklahoma/100339/>



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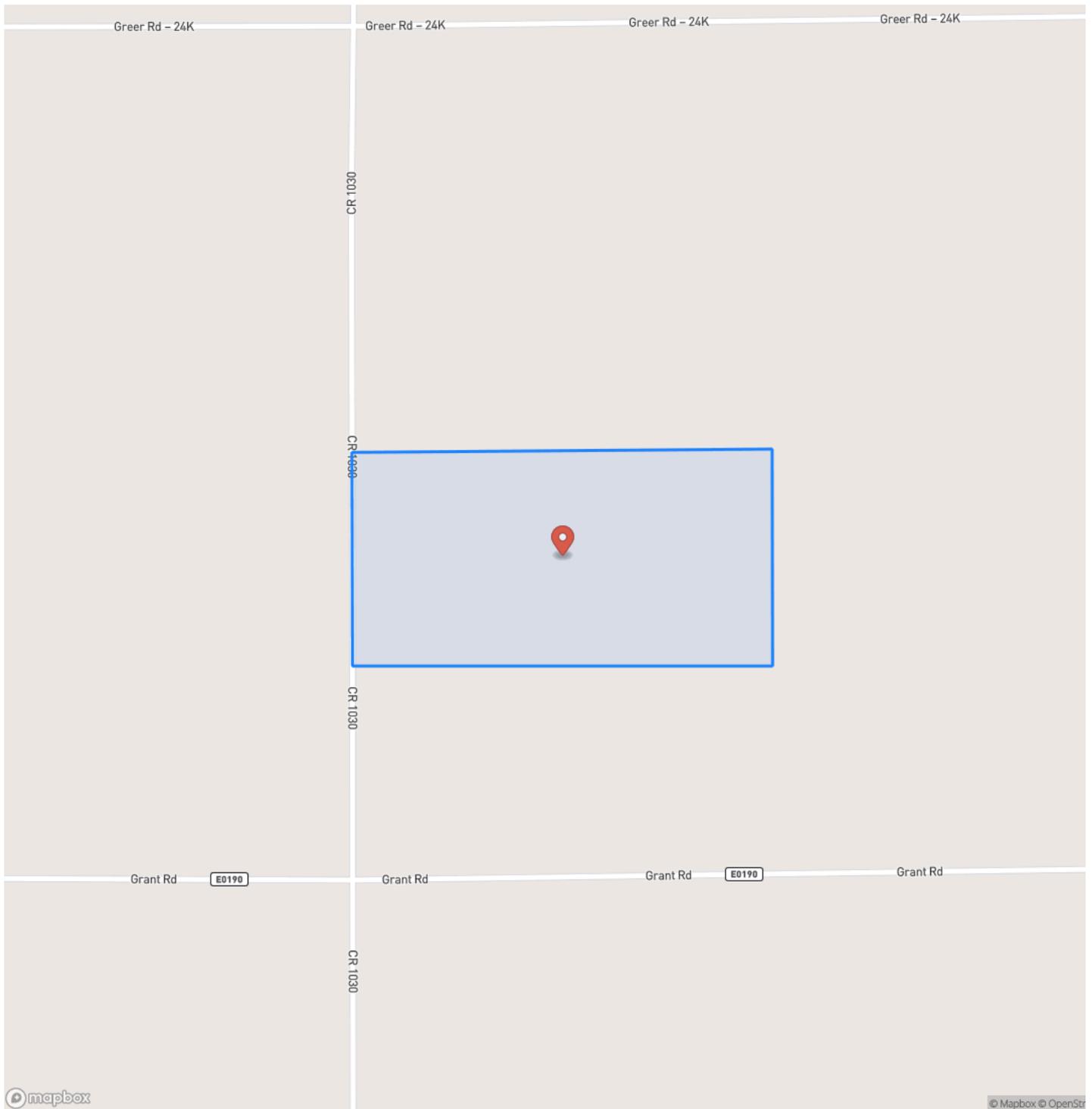
PROPERTY DESCRIPTION

Come take a look at this productive and wildlife-rich 80+/- acre farm in Grant County, Oklahoma! The property is mostly tillable, providing an opportunity for agricultural income while also creating a natural food source that attracts wildlife throughout the year. Cropland in this area consistently draws deer, upland birds, and waterfowl making this tract a strong option for both farming and hunting. In addition to the wildlife benefits, the tillable has historically produced 80 to 100 +/- bushels an acre of corn (weather variant). A creek runs north to south along the eastern side of the property, adding a natural travel corridor for wildlife and enhancing the habitat diversity. Surrounding the creek are pockets of native grasses that provide excellent bedding cover for deer and quality habitat for upland birds such as quail and pheasant. These native grass areas create ideal transition zones where wildlife naturally travel and stage. The property also features a pond that provides a reliable water source for wildlife, and ducks are known to utilize the pond during the season. With the right vision, there is potential to expand or develop a larger waterfowl pond, creating an even better setup for duck hunting while improving the overall habitat value of the farm. Located in a strong deer hunting neighborhood, this area is known for holding a healthy deer population, with the combination of food, water, and cover making this property a natural draw for wildlife. There is an additional 80+/- acres that touches the property that can be purchased. The farm is located 10+/- minutes from Lamont, 40+/- minutes from Ponca City, 1 hour and 40+/- minutes from OKC, and 1 hour and 50+/- 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.

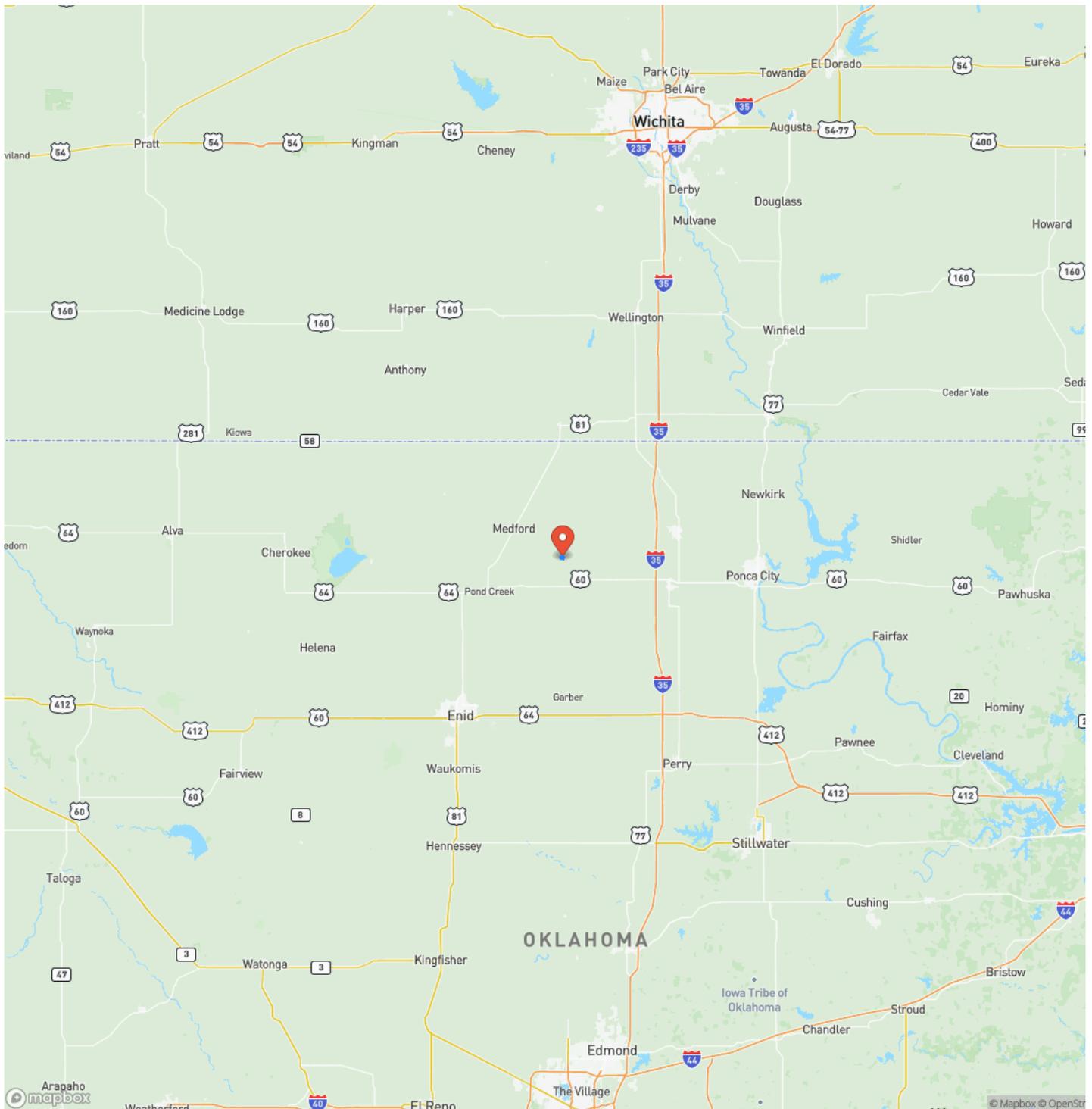
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Locator Map



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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