

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

\$375,000
160± Acres
Grant County



Middle 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

36.909 / -97.926

Acreage

160

Price

\$375,000

Property Website

<https://arrowheadlandcompany.com/property/middle-tract-wakita-farm-grant-oklahoma/105828/>



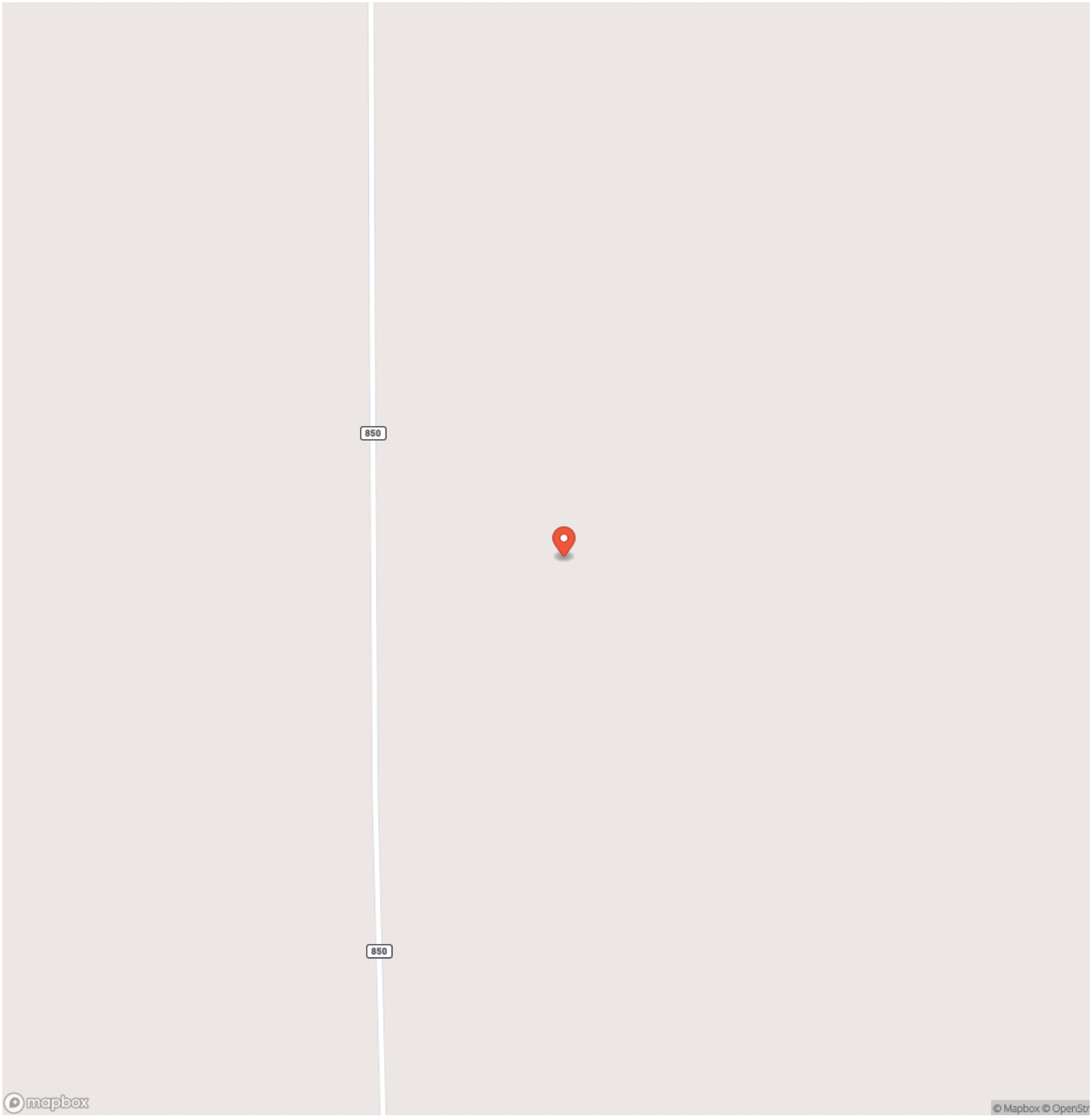
Middle Tract Wakita Farm Wakita, OK / Grant County

PROPERTY DESCRIPTION

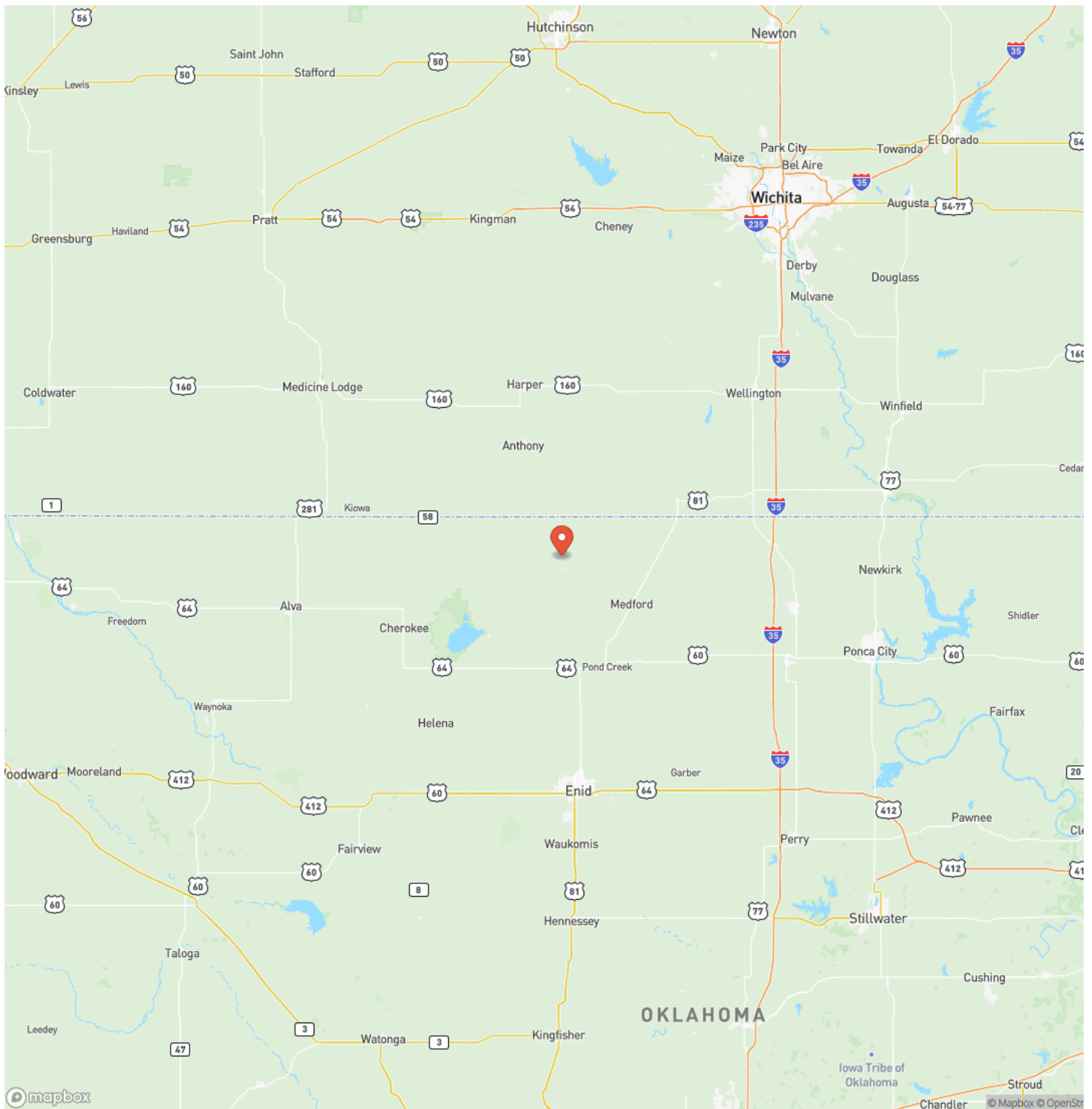
This versatile 160+/- acre tract in Grant County, Oklahoma offers an excellent setup for both livestock operations and recreation! Located just North of Wakita, the property is fully fenced with quality pasture ground and infrastructure already in place. Along with the strong fencing, there is a catch pen that allows for convenient livestock handling and day-to-day operations. A solar-powered water well and pond provide reliable year-round water sources for both cattle and wildlife. In the southwest corner of the property, a block of timber creates outstanding wildlife habitat. Numerous deer rubs and tracks were found throughout the timber, showing excellent whitetail activity in the area. The combination of pasture, water, and cover creates a property that can serve both agricultural and recreational purposes. Whether you are looking for a manageable cattle property, hunting tract, or investment opportunity, this 160+/- acre parcel offers a great combination of usability and habitat diversity. 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.



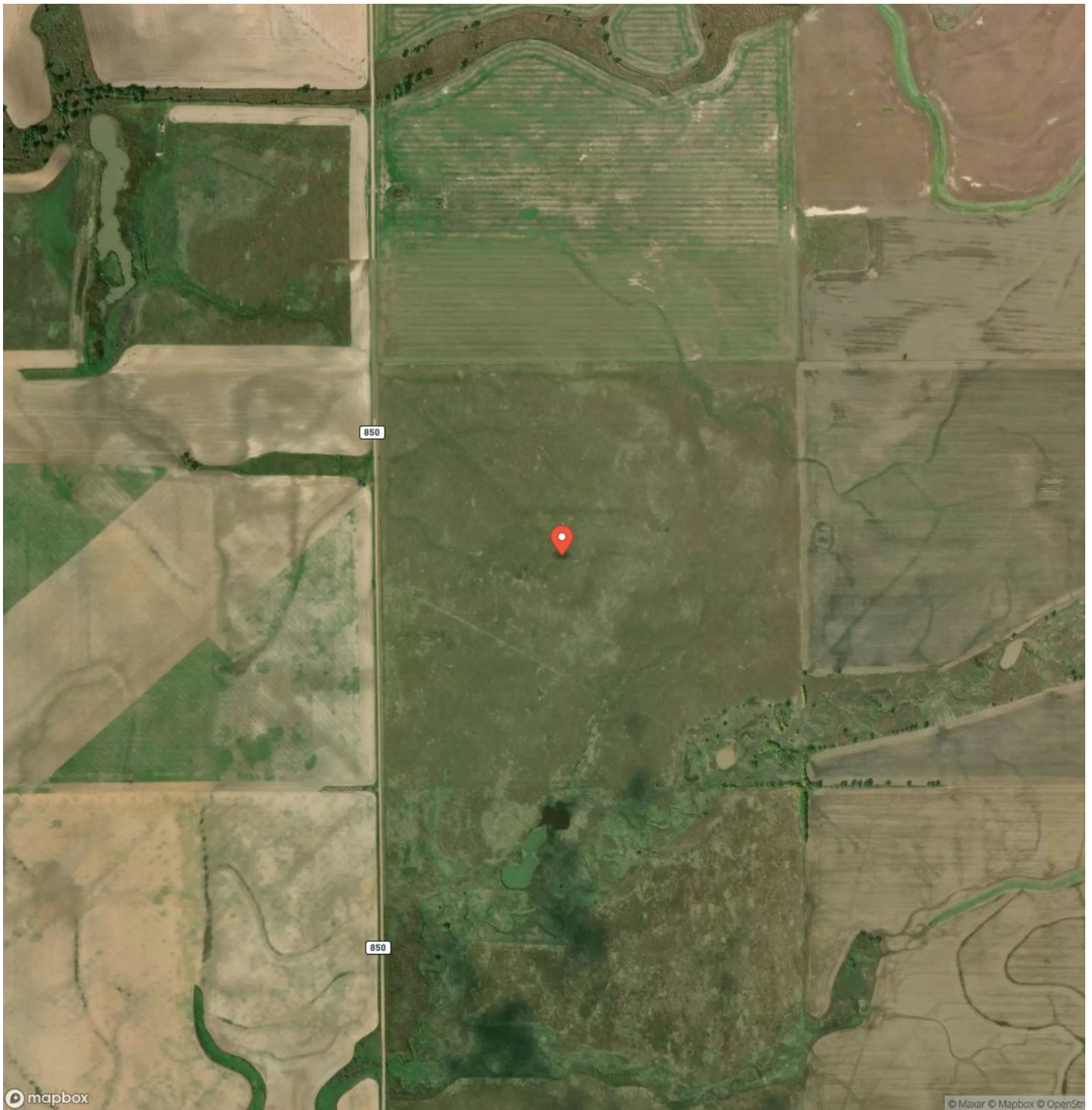
Locator Map



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

[illegible]

[illegible]

<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/>

