

Osage Creek Hunting/Tillable
Kiowa Rd
Medford, OK 73759

\$424,000
160± Acres
Grant County



**Osage Creek Hunting/Tillable
Medford, OK / Grant County**

SUMMARY

Address

Kiowa Rd

City, State Zip

Medford, OK 73759

County

Grant County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.88515 / -97.7986

Acreage

160

Price

\$424,000

Property Website

<https://arrowheadlandcompany.com/property/osage-creek-hunting-tillable-grant-oklahoma/100359/>



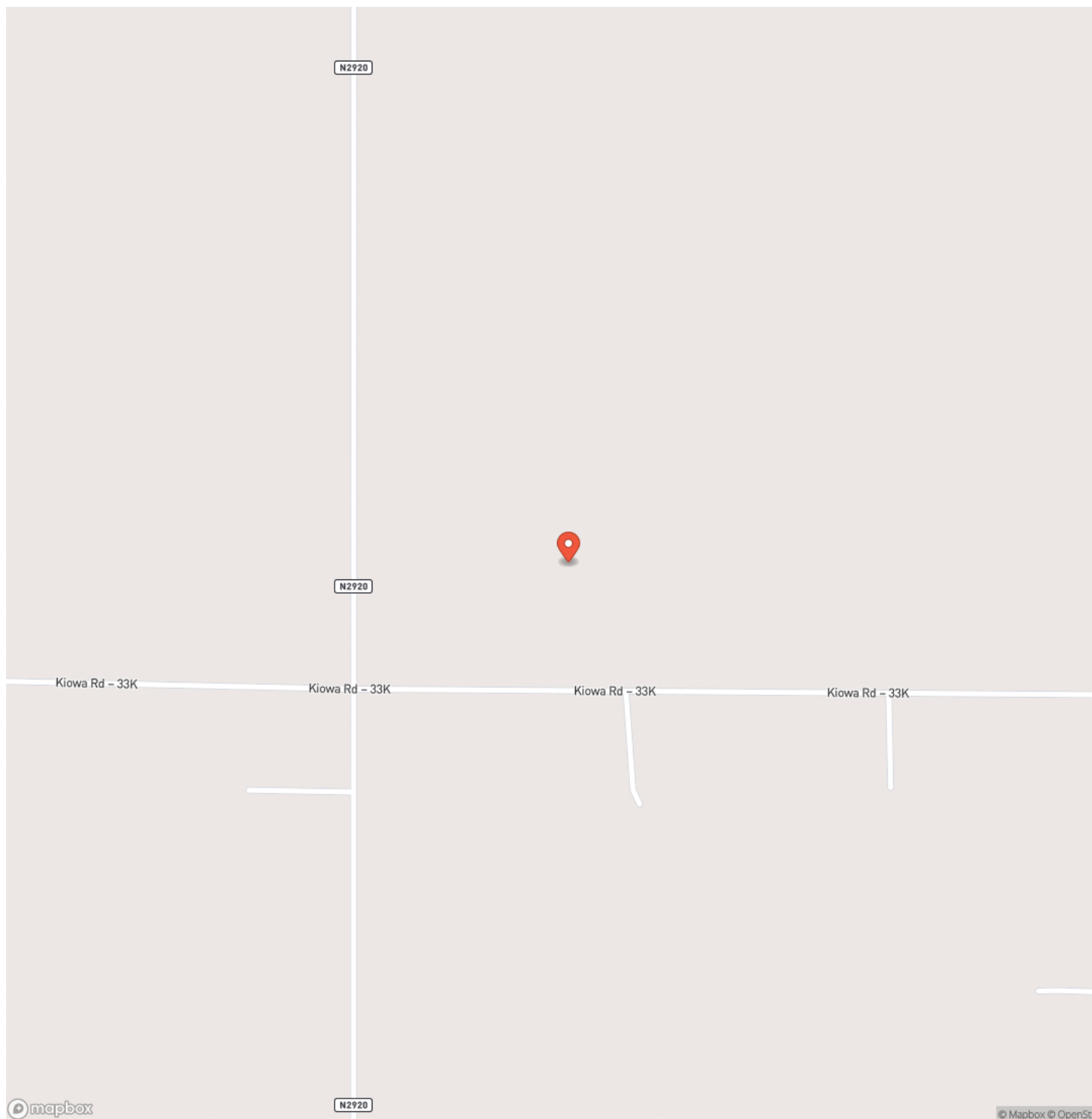
PROPERTY DESCRIPTION

Welcome to this highly productive 160 +/- acre farm in Grant County, Oklahoma! With county road frontage on both the south and west sides, this property offers excellent access and multiple entry points, making it ideal for farming operations, hunting setups, or future improvements. This farm is primarily productive tillable ground and was planted in corn last year, offering strong income potential while also serving as a tremendous wildlife food source. Historically, the farm has produced 25 to 40 +/- bushels of soybeans an acre (weather variant). Standing grain and crop residue provide an outstanding food source for deer and waterfowl, making this property a natural draw throughout the fall and winter months. The northwest and northeast corners are blanketed in quality native grasses, creating phenomenal habitat for deer and upland birds. These areas provide bedding cover, travel corridors, and ideal nesting habitat for quail and pheasant. The deer hunting in this area of Grant County is excellent, and some true giants roam these parts. With a combination of food, cover, and water, this tract has everything needed to consistently produce mature whitetails. Osage Creek runs through the property, adding both scenic appeal and tremendous wildlife value. The creek corridor enhances deer movement and offers a natural foundation for further development. With the right vision, this farm holds incredible potential to be transformed into an outstanding waterfowl hunting wetland. The combination of creek access, food sources, and location in a strong flyway creates a rare opportunity to develop a premier duck hunting property. This farm offers versatility, accessibility, and exceptional habitat in one of northern Oklahoma's most desirable areas. The 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.

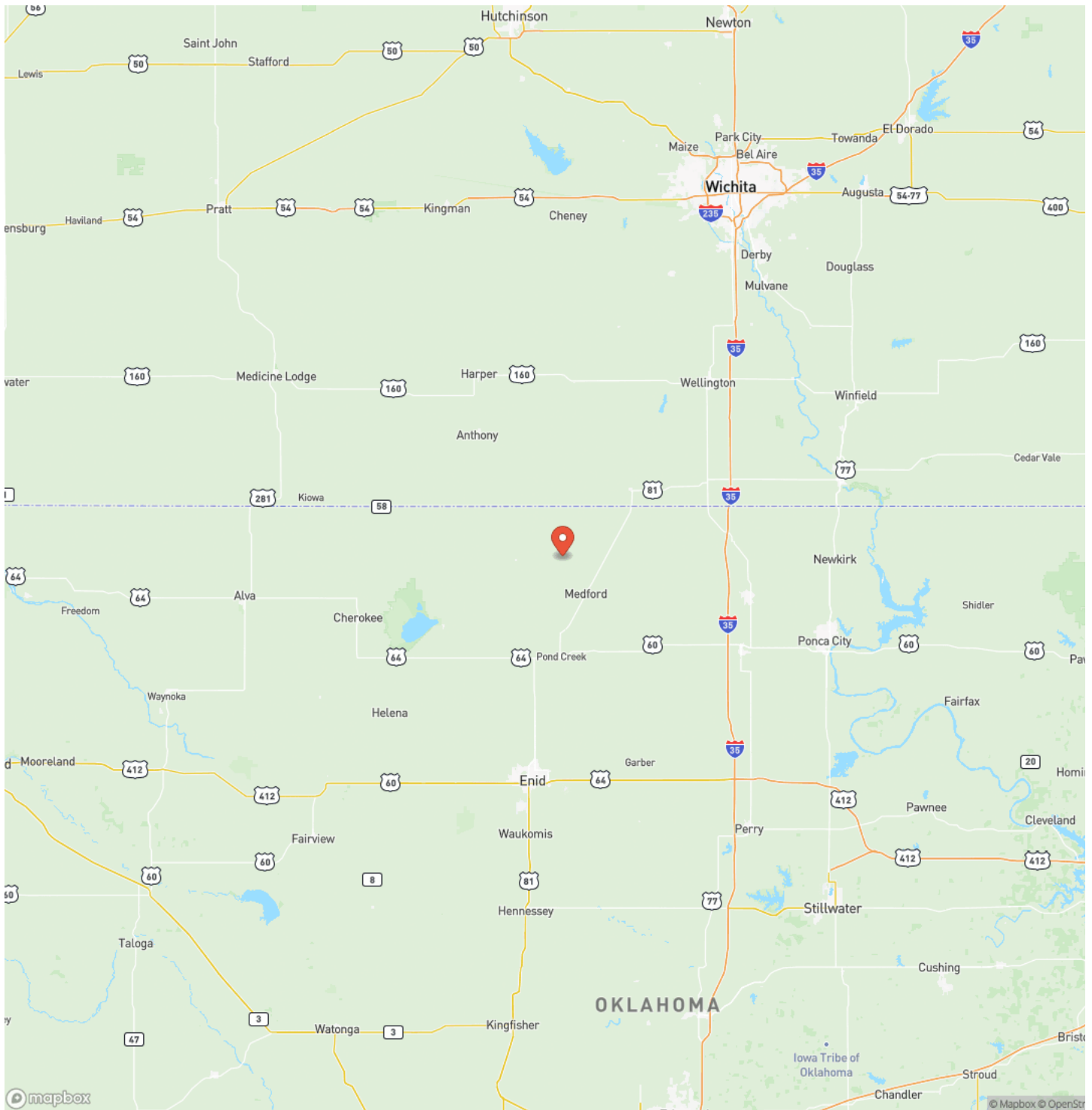
Osage Creek Hunting/Tillable
Medford, OK / Grant County



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

Broken Arrow, OK 74012

NOTES

[illegible]

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.



<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.

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