

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

\$385,000
160± Acres
Grant County



**North 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

36.915928 / -97.925471

Acreage

160

Price

\$385,000

Property Website

<https://arrowheadlandcompany.com/property/north-tract-wakita-farm/grant/oklahoma/105836/>



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PROPERTY DESCRIPTION

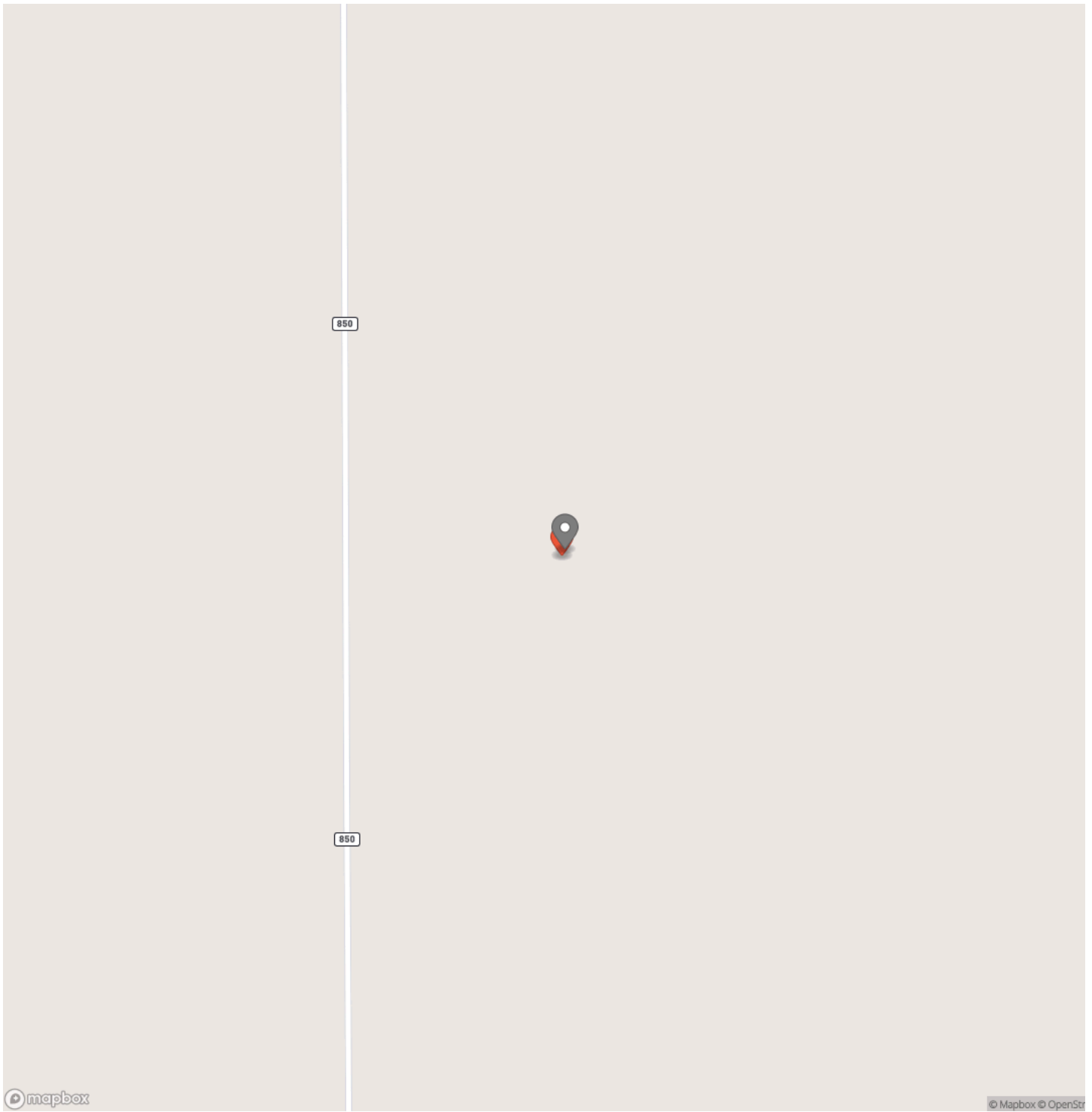
Located just North of Wakita in Grant County, Oklahoma, this productive 160+/- acre tract offers an excellent opportunity for farming, investment, and recreation! The property is primarily made up of quality tillable ground with great soils that provide strong agricultural appeal. A wet season creek cuts through the property and is lined with giant mature cottonwood trees, creating a beautiful setting while also providing excellent habitat for wildlife. The creek corridor offers cover and travel routes for deer along with attractive habitat for upland birds and other game. With productive farm ground combined with natural habitat and scenic creek bottom, this tract offers more than just income potential. Whether you are looking to add to your farming operation, expand your investment portfolio, or own a recreational property with hunting opportunities, this tract deserves a look. This property is a part of a full 480 +/- acre tract providing you with the opportunity to purchase more if desired. The property is located 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.



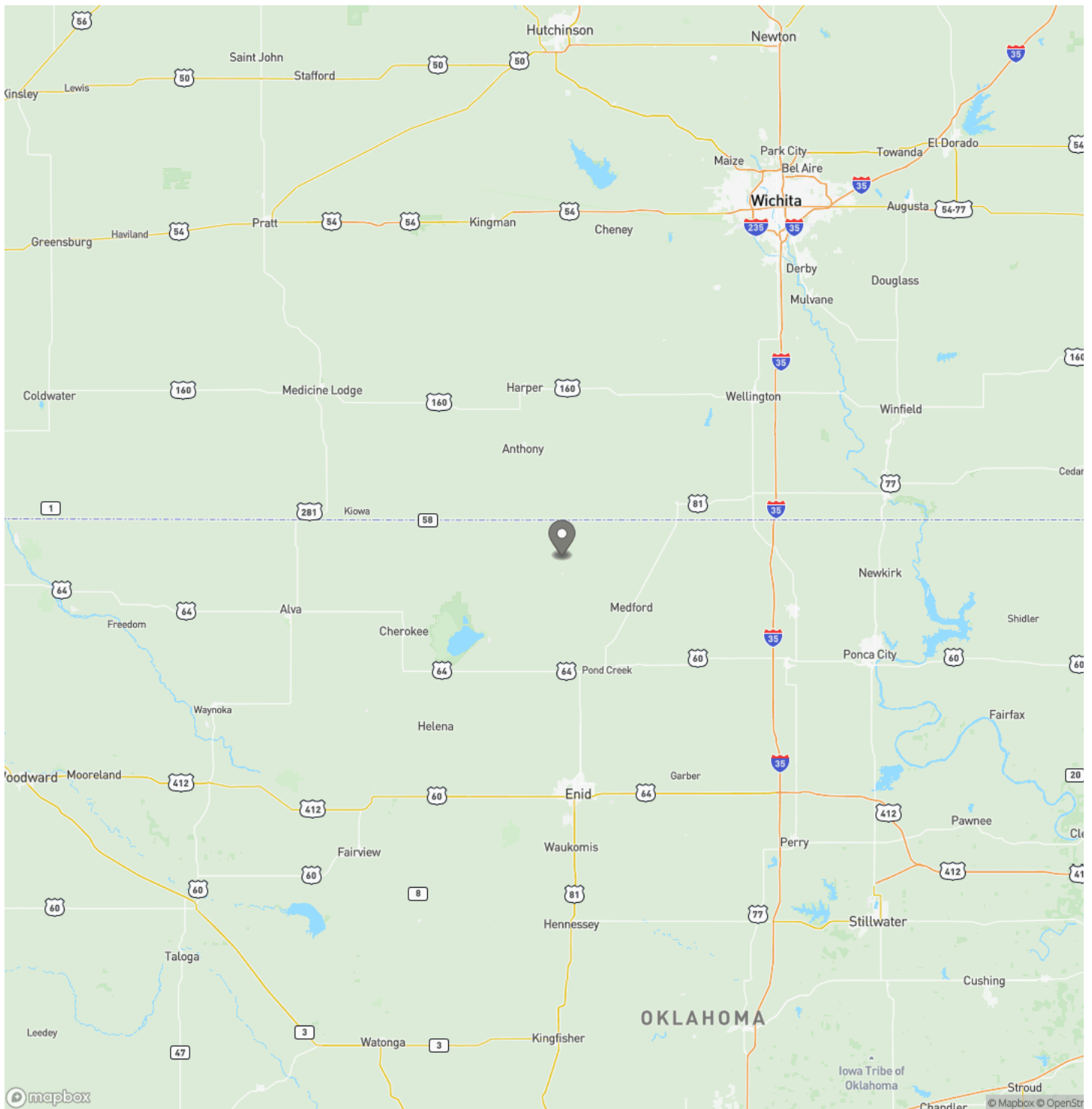
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Wakita, OK / Grant County



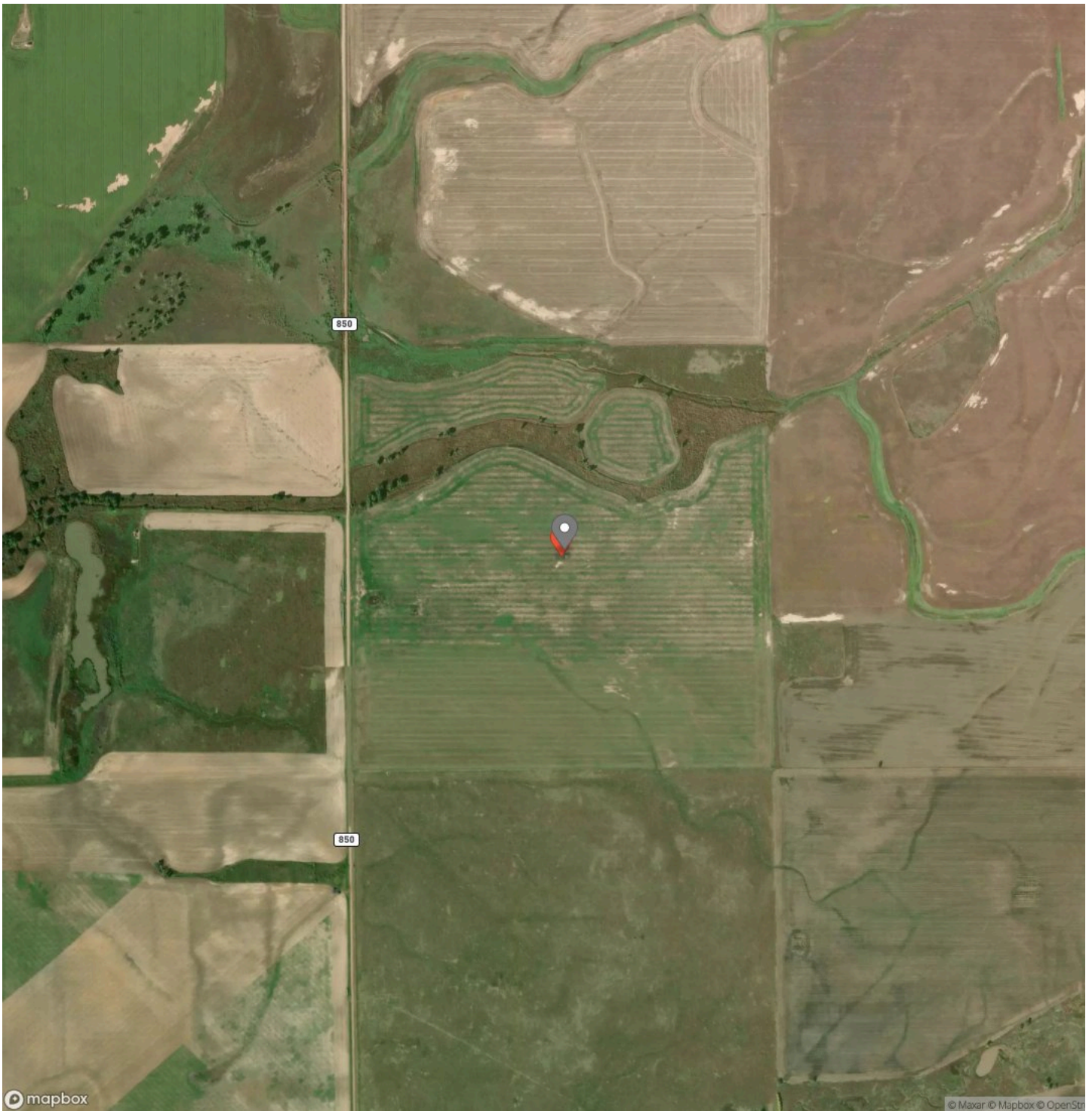
Locator Map



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

