

Headquarters Hunting Farm
Latimer Rd
Wakita, OK 73771

\$370,000
160± Acres
Grant County



Headquarters Hunting Farm Wakita, OK / Grant County

SUMMARY

Address

Latimer Rd

City, State Zip

Wakita, OK 73771

County

Grant County

Type

Farms, Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.902085 / -98.042113

Acreage

160

Price

\$370,000

Property Website

<https://arrowheadlandcompany.com/property/headquarters-hunting-farm/grant/oklahoma/95771/>



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PROPERTY DESCRIPTION

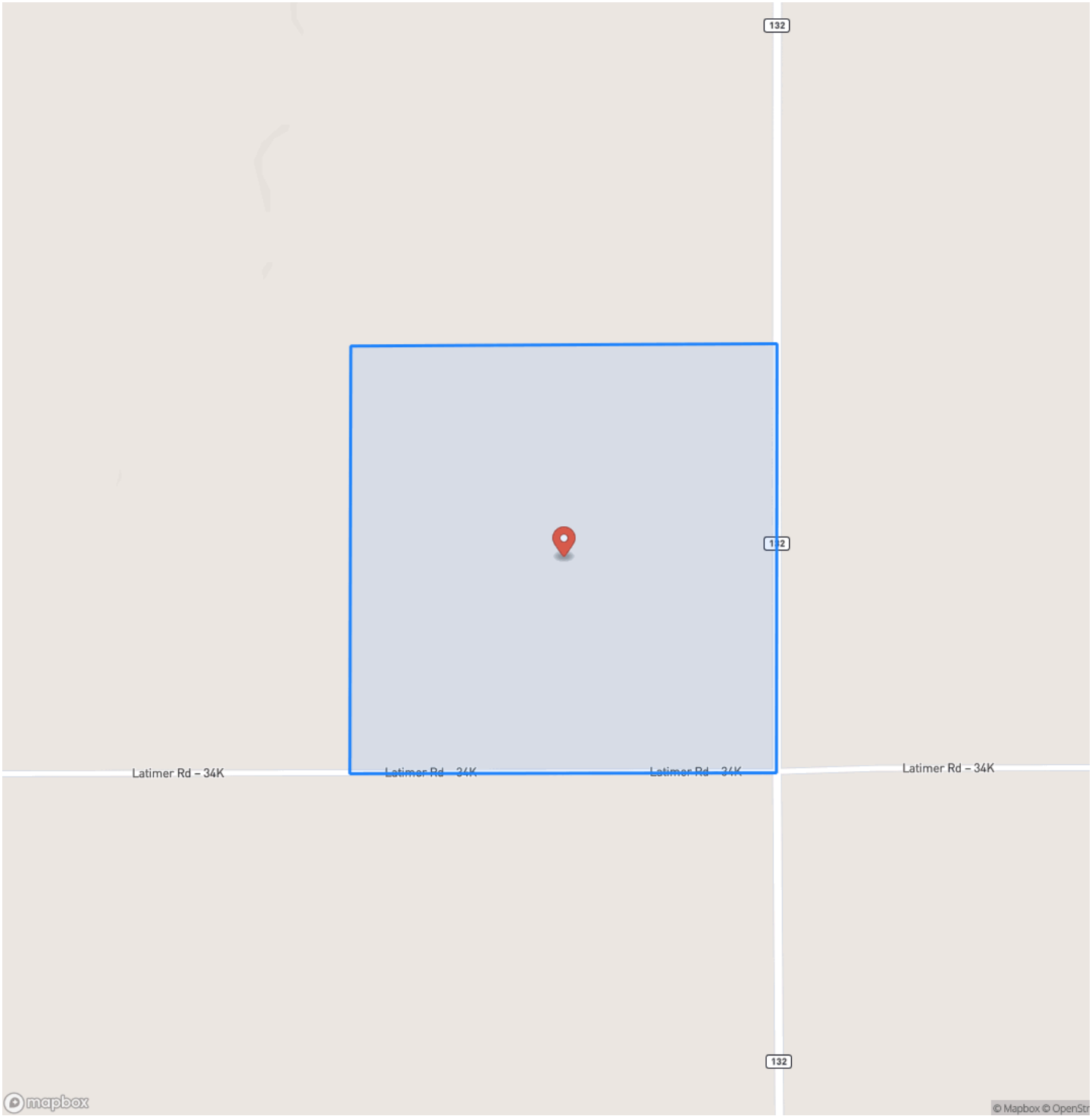
Take a look at this outstanding 160+/-acre tract in Grant County, Oklahoma! The Headquarters Hunting Farm features blacktop road frontage on the south and Highway 132 frontage along the east boundary, providing excellent access and multiple entry points. Located in the northeast corner of the property is an old homesite, making this an ideal location for a new country home, hunting camp, or hunting headquarters. There are utilities available on site. The farm is situated in a proven Grant County trophy whitetail neighborhood, an area well known for producing giant bucks year after year! The native grass cover across the property provides excellent bedding for deer, along with prime habitat for quail and pheasant. A walk around the property reveals an impressive amount of deer sign all over the farm. Water is a big highlight of the property, with two ponds providing reliable sources for wildlife. There are a few areas well suited for development into a duck slough, offering outstanding waterfowl hunting potential! The property lies within a major duck flyway, and the Salt Plains National Wildlife Refuge just a few miles west consistently holds tens of thousands of migrating birds, making this an ideal setup for serious duck hunters. The southern portion of the property has tillable ground that could be broken back out and planted to wheat, milo, corn, or soybeans, providing annual income potential while also serving as a high-quality food source for waterfowl and deer. In addition to recreational uses, the property has excellent potential for cattle grazing, with ample grass, water, and access. There is also the option to split the property up multiple different ways to fit a buyer's specific needs. Refer to the photos to see the options or contact the listing agent. This farm is ready for your vision and is located just 7+/- minutes from the Kansas State line, 23+/- minutes from Medford, and just over 2 hours from both Tulsa and OKC! 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.

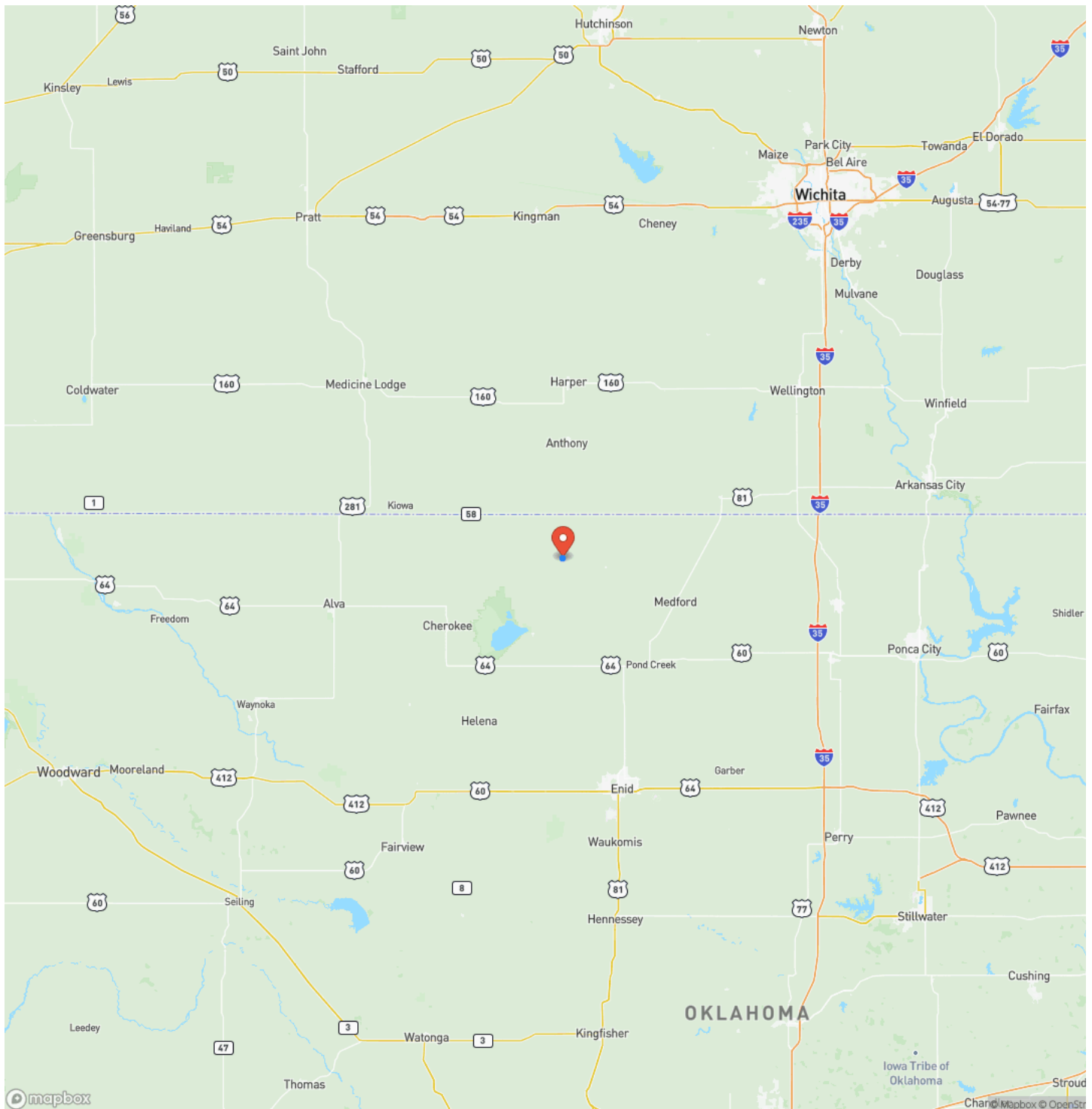
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Wakita, OK / Grant County**



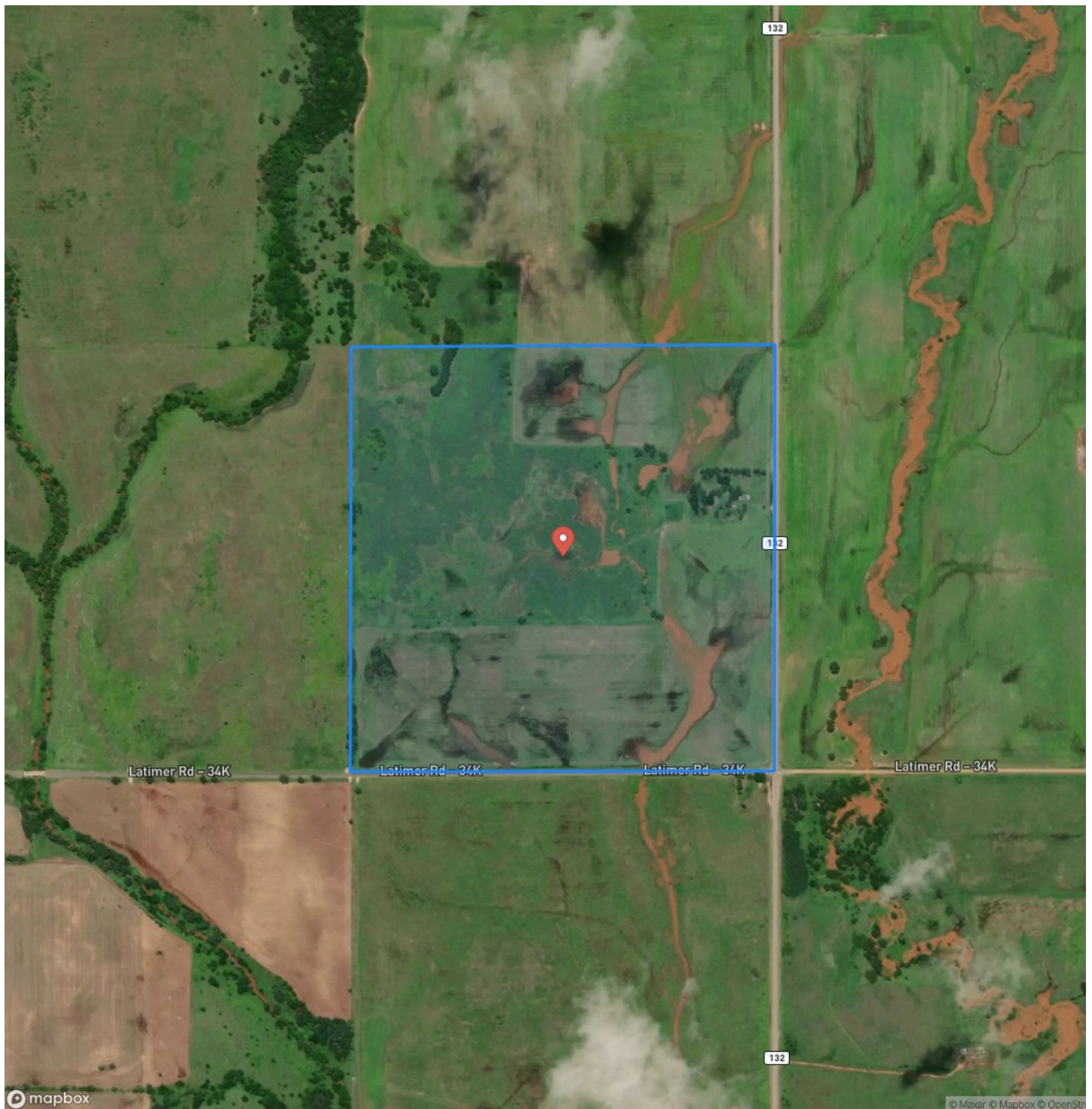
Locator Map



Locator Map



Satellite Map



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.



www.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
www.arrowheadlandcompany.com

