

**Cooper Creek Hunting Farm**  
Major Rd  
Manchester, OK 73758

**\$375,000**  
160± Acres  
Grant County



## Cooper Creek Hunting Farm Manchester, OK / Grant County

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### SUMMARY

#### **Address**

Major Rd

#### **City, State Zip**

Manchester, OK 73758

#### **County**

Grant County

#### **Type**

Farms, Undeveloped Land, Hunting Land, Recreational Land

#### **Latitude / Longitude**

36.931078 / -98.051006

#### **Acreage**

160

#### **Price**

\$375,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/cooper-creek-hunting-farm/grant/oklahoma/93512/>



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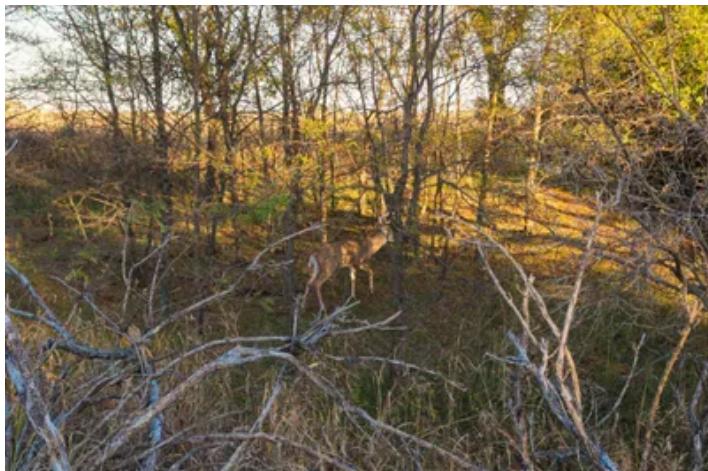
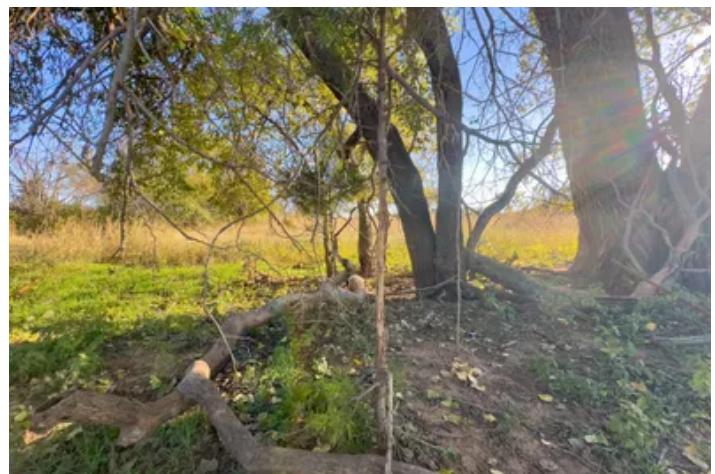
**PROPERTY DESCRIPTION**

If you have been looking for that ideal Oklahoma hunting tract you need to take a look at this prime Northwest Oklahoma farm with Cooper Creek running through the entire property! Live water, dense native grass bedding cover, big timber, tillable ground, two creeks merging into one, and closed section seclusion, all combine to make this place a tremendous hunting farm. As you can see in the pictures, the deer sign on the farm was literally everywhere while touring the property. The location couldn't get much better being only 4.5+- miles south of the Kansas border and less than 7 +/--miles northeast of the Salt Plains Natl. Wildlife Refuge. This part of Grant County has been known to produce some giant whitetail bucks and will provide first class whitetail hunting in general, along with solid upland bird hunting, waterfowl hunting, and sand hill crane hunting. With roughly half the farm being in wheat, and so much surrounding habitat on the farm itself, and the surrounding farms, it would be safe to say this farm will produce great hunting results for everything mentioned other than potentially ducks. But if there is water on the farm there is great potential that there will also be ducks on the farm, you can bet on it. In the past this farm has been used for ag production, but with the proper setup the sky is the limit as to how good of a hunting property this farm could be developed into, it has everything a person needs to make it happen, the only thing missing is you! 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:(918)671-8937).

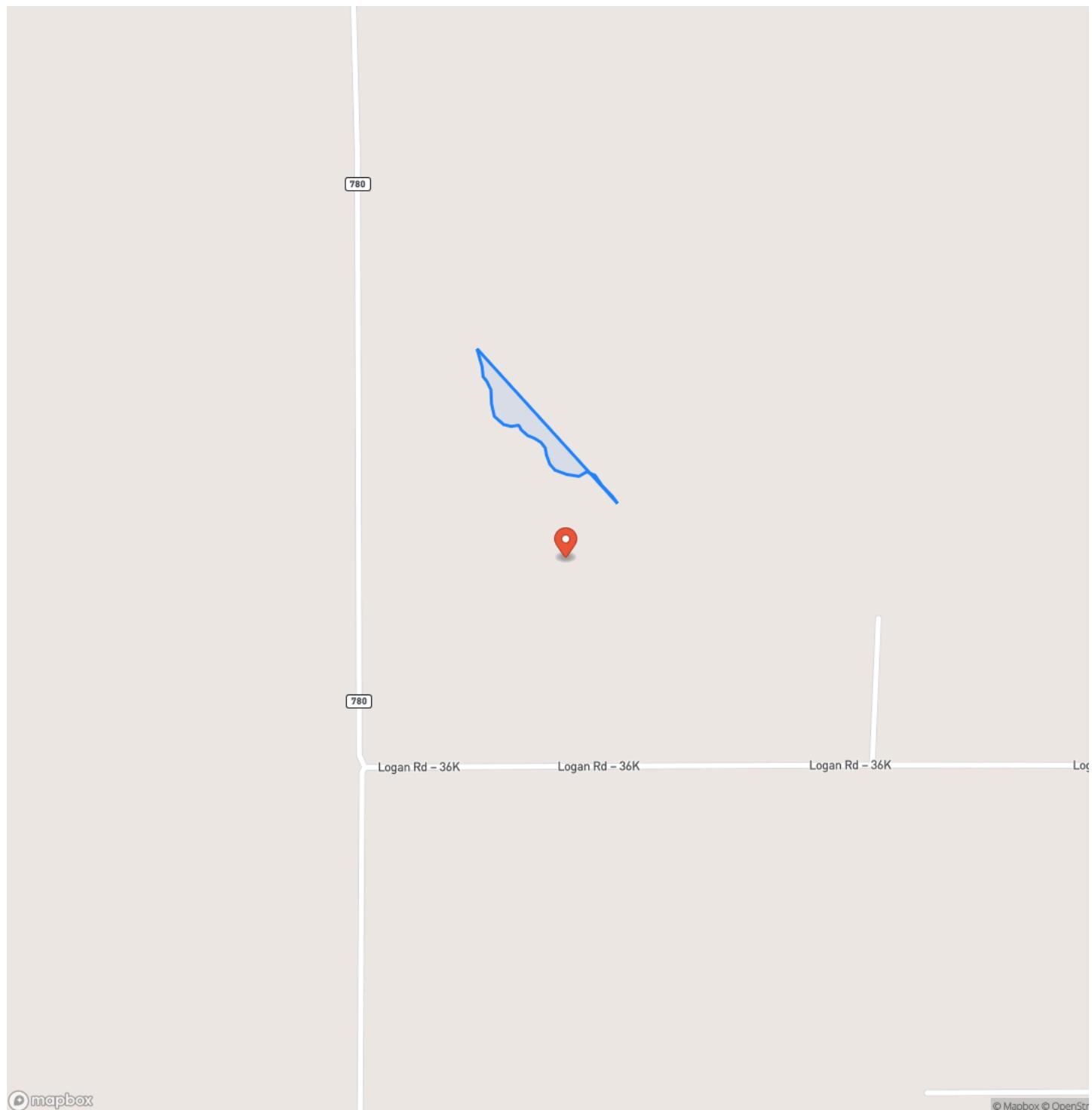
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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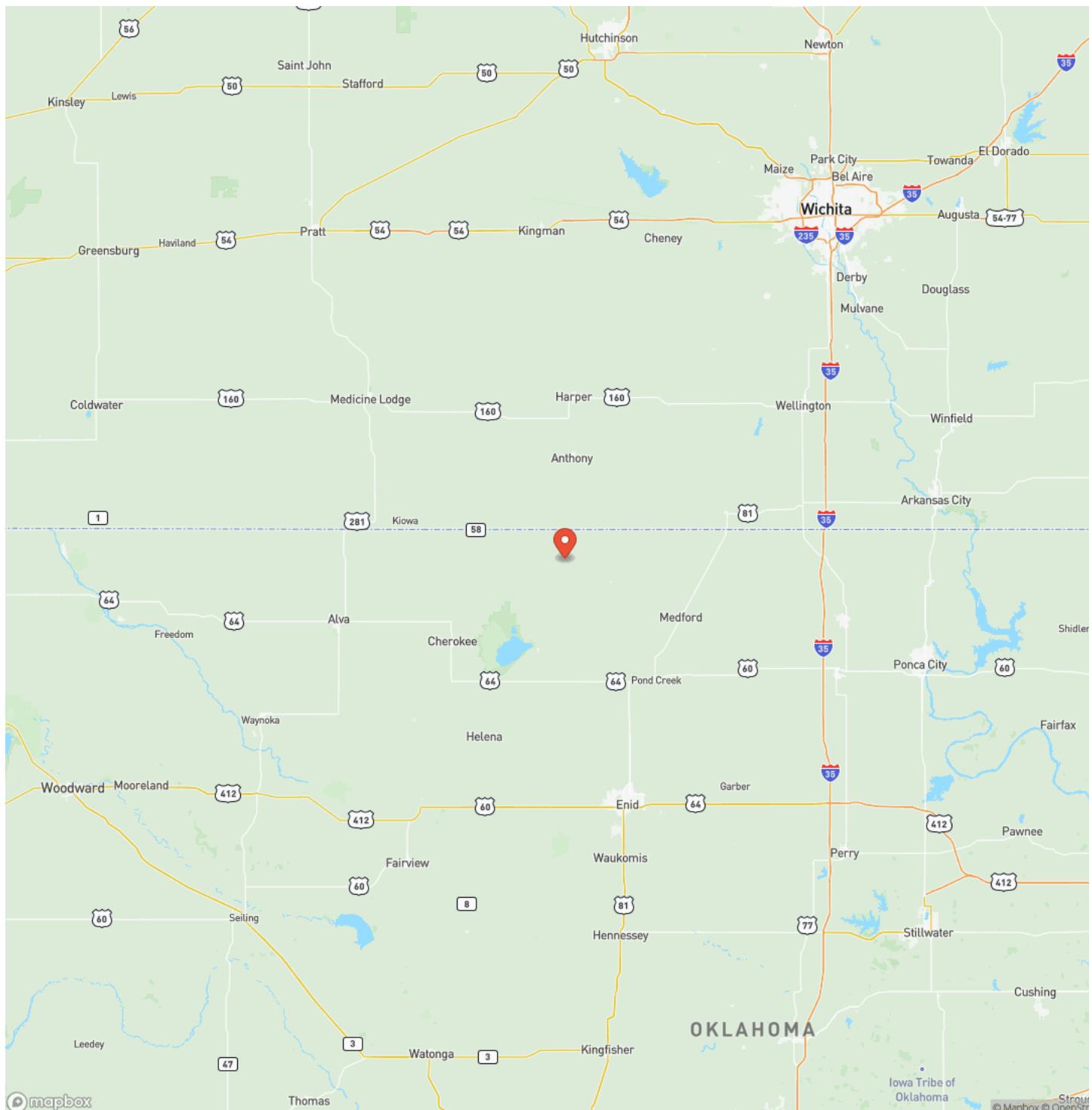
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## Locator Map



## Locator Map



## Satellite Map



## Cooper Creek Hunting Farm Manchester, OK / Grant County

## **LISTING REPRESENTATIVE**



## Representative

• Tony Cerar

## Mobile

(918) 671-8937

## Email

tony.cerar@arrowheadlandcompany.com

## Address

**City / State / Zip**

Broken Arrow, OK 74012

## NOTES

## NOTES



**ARROWHEAD**  
LAND COMPANY

## **DISCLAIMERS**

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