

North Mosher Farm
TBD
Pond Creek, OK 73766

\$428,000
160± Acres
Grant County



North Mosher Farm
Pond Creek, OK / Grant County

SUMMARY

Address

TBD

City, State Zip

Pond Creek, OK 73766

County

Grant County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.684186 / -97.835575

Taxes (Annually)

392

Acreage

160

Price

\$428,000

Property Website

<https://www.bartrealtyllc.com/property/north-mosher-farm-grant-oklahoma/65905/>



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PROPERTY DESCRIPTION

General Description-

This property is conveniently located less than 5 minutes northwest of the town of Pond Creek, north of Highway 60 in Grant County, Oklahoma. North Mosher Farm is a perfect 160 +/- acre quarter section of tillable acreage. This property has extremely fertile soils allowing for intense farming and the potential for impressive yields. There is an additional 160 acres available just minutes south that is also for sale.

Tillable Acreage & Soil-

This quarter section is completely made up of tillable acreage allowing for ease of planting and harvesting. The soils that make up this property are very impressive. 140 + acres are Class 1 soils making the ground prime for intensive farming. The rest of the acreage is made up of Class 2 and 4 soils still allowing for very good cultivation.

Location-

This quarter section is situated in Grant County and less than 5 minutes northwest of Pond Creek and north of Highway 60. Approximately 20 miles north of Enid, Oklahoma and close to the well-known Salt Fork River.

Income Producing-

This property has been on a year-to-year renewing agriculture lease for a long time. This agriculture lease can be continued for income production or not renewed depending on the new owners wishes uses for the property.

Wildlife-

Waterfowl numbers here in the late Fall and Winter are abundant. Geese and ducks regularly come through this area on their way south to feed. In superb agriculture areas like Grant County, it is not surprising that waterfowl numbers are great year-in and year-out. Whether the new owners are waterfowl hunters themselves or want some extra income from leasing bird hunts, this just adds to the property. Whitetail deer in this County are also outstanding. The close proximity to the Salt Fork River makes it no surprise that big deer are harvested every year.

Minerals-

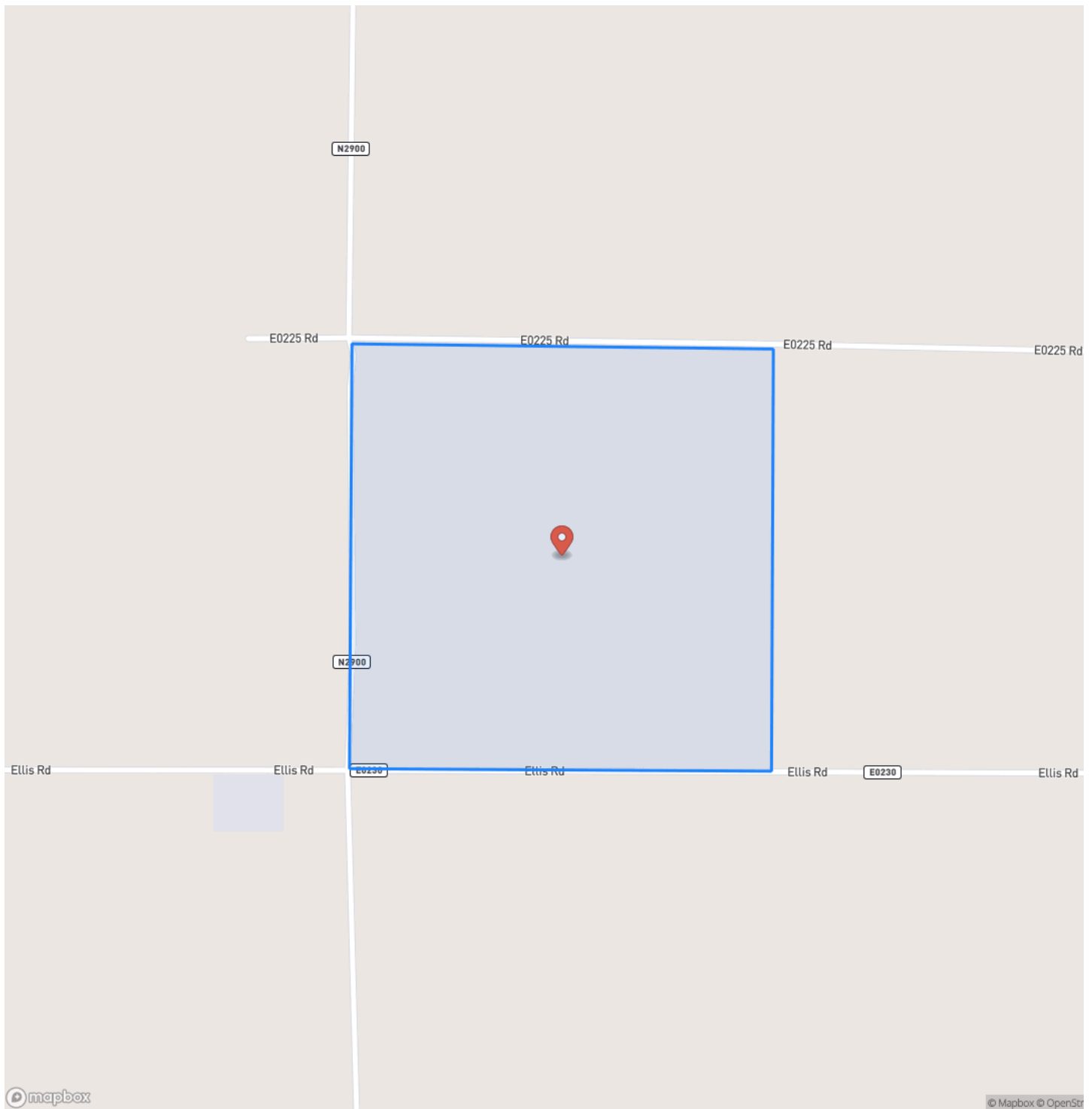
Seller will consider conveying the mineral rights with an acceptable offer. Ask agent for more details.



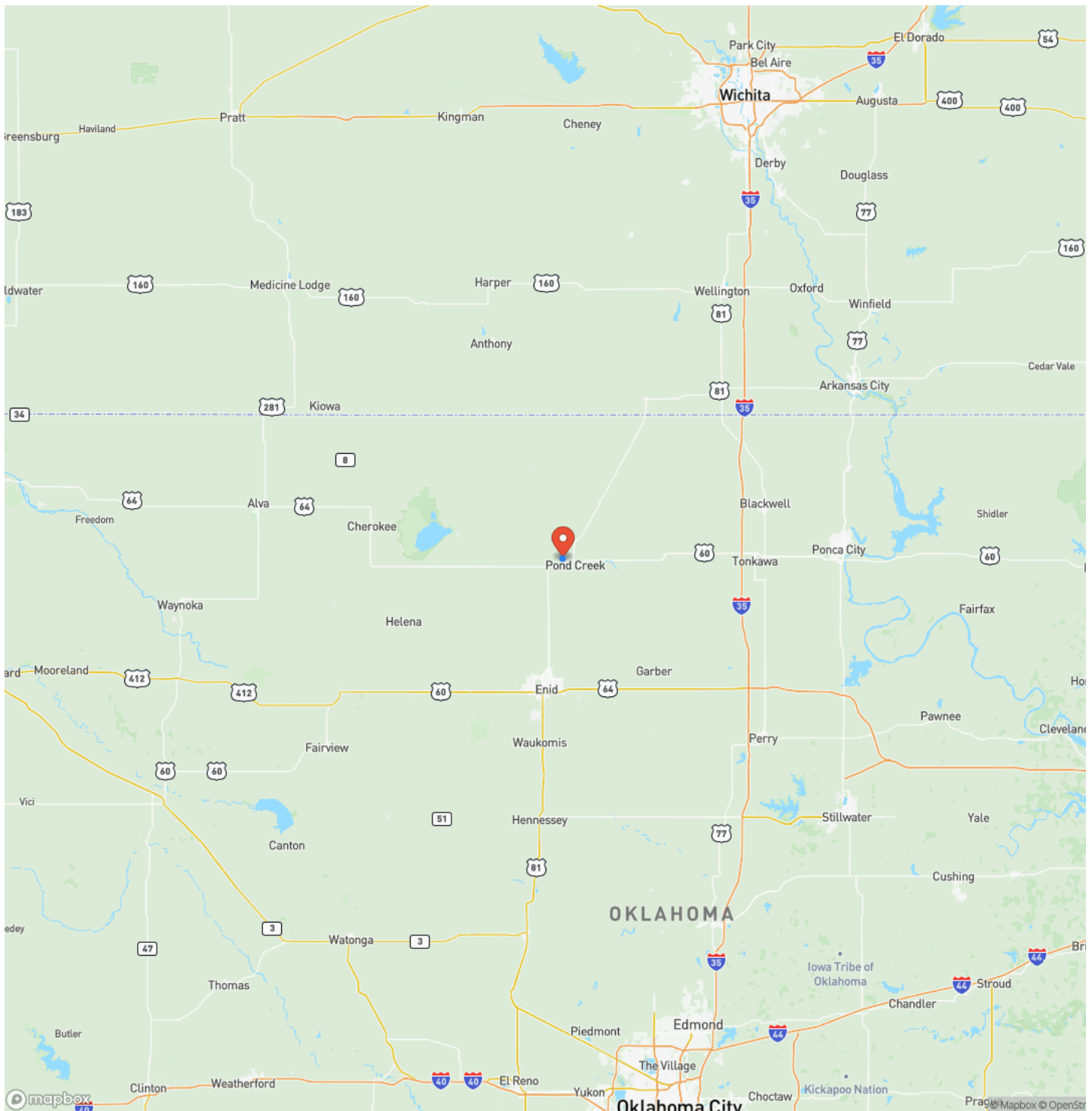
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Locator Map



Locator Map



Satellite Map



North Mosher Farm
Pond Creek, OK / Grant County

LISTING REPRESENTATIVE

For more information contact:



Representative

Levi Metten

Mobile

(214) 435-9550

Email

lmetten@bartrealtyllc.com

Address

City / State / Zip

NOTES

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MORE INFO ONLINE:

www.bartrealtyllc.com

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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.



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