

**Waynoka Hunting Farm On Dead-End Road**  
E 0220 Rd  
Waynoka, OK 73860

**\$400,000**  
160± Acres  
Woods County



## Waynoka Hunting Farm On Dead-End Road

Waynoka, OK / Woods County

### SUMMARY

#### **Address**

E 0220 Rd

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

Waynoka, OK 73860

#### **County**

Woods County

#### **Type**

Hunting Land, Recreational Land

#### **Latitude / Longitude**

36.69261 / -98.913194

#### **Acreage**

160

#### **Price**

\$400,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/waynoka-hunting-farm-on-dead-end-road/woods/oklahoma/95674/>



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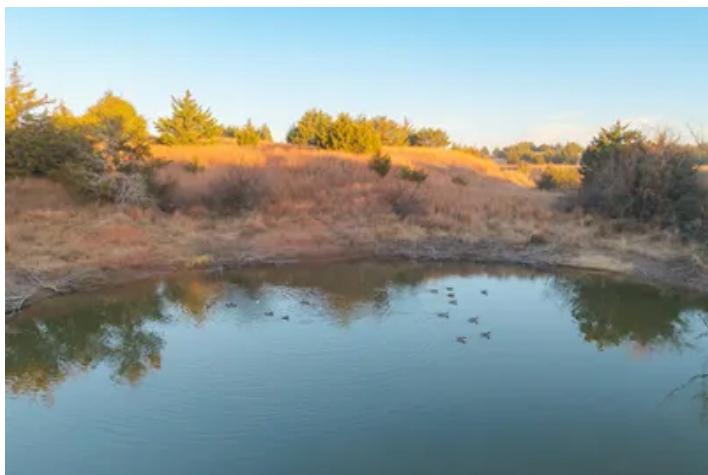
### **PROPERTY DESCRIPTION**

Tucked away at the end of a dead-end road, this 160+/- acre tract in Woods County, Oklahoma offers excellent seclusion and strong recreational appeal! The rolling topography and natural draws create travel corridors that promote consistent deer movement across the property. Taking a look at the trail camera photos, you will see the caliber of a hunting farm this property is! Native grasses and scattered cedar trees provide solid cover and bedding for wildlife, and two ponds on the property offer dependable water sources. These ponds, along with surrounding water in the area, keep turkeys using this property. Quail and dove have also been known to frequent this tract. The ponds hold fish, including giant catfish, adding another layer of recreational appeal. During a recent visit, dozens of ducks were observed using the secluded pond in the southwest corner of the property, showing the waterfowl potential this tract offers. The layout, habitat, and water makes this property a strong setup for a variety of outdoorsmen. The property is located approximately 9+/- miles north of Waynoka, 23+/- miles southwest of Alva, 49+/- miles northeast of Woodward, and 80+/- miles northwest of Enid. Note: Any stands or feeders currently on the property do not convey with the sale. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jacob Lemons [\(580\) 727-5019](tel:(580)727-5019).

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.

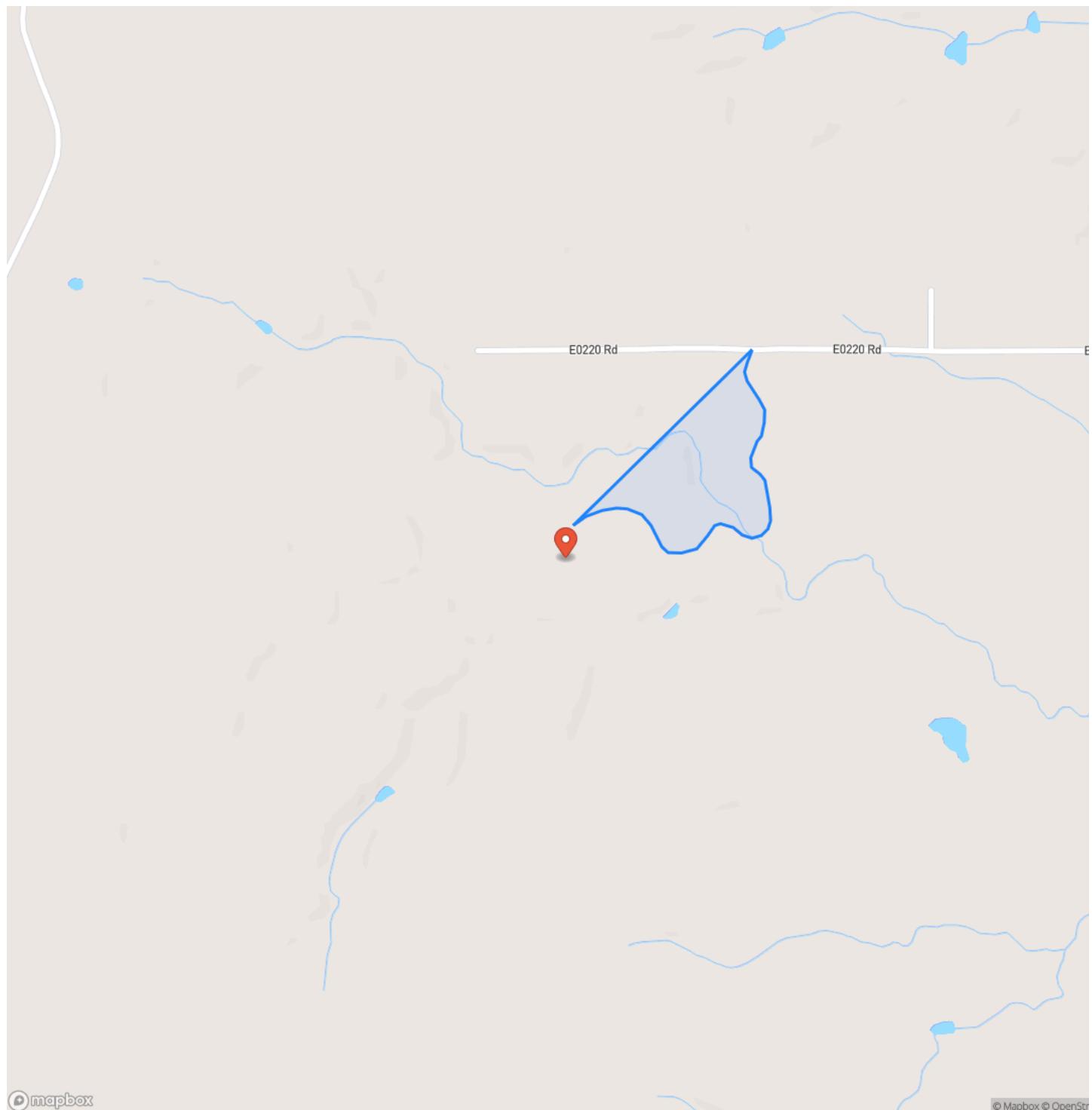
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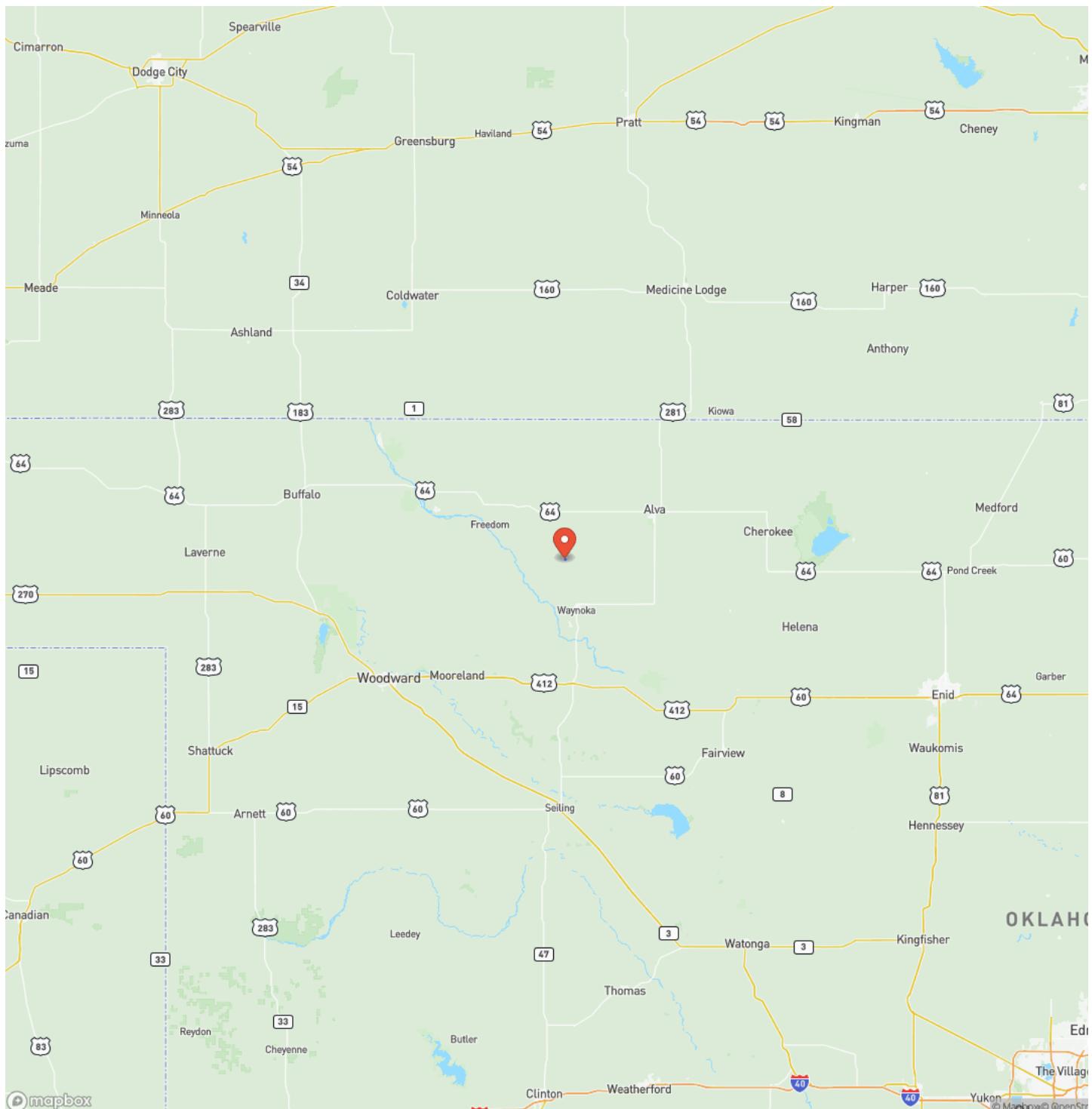
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## Locator Map



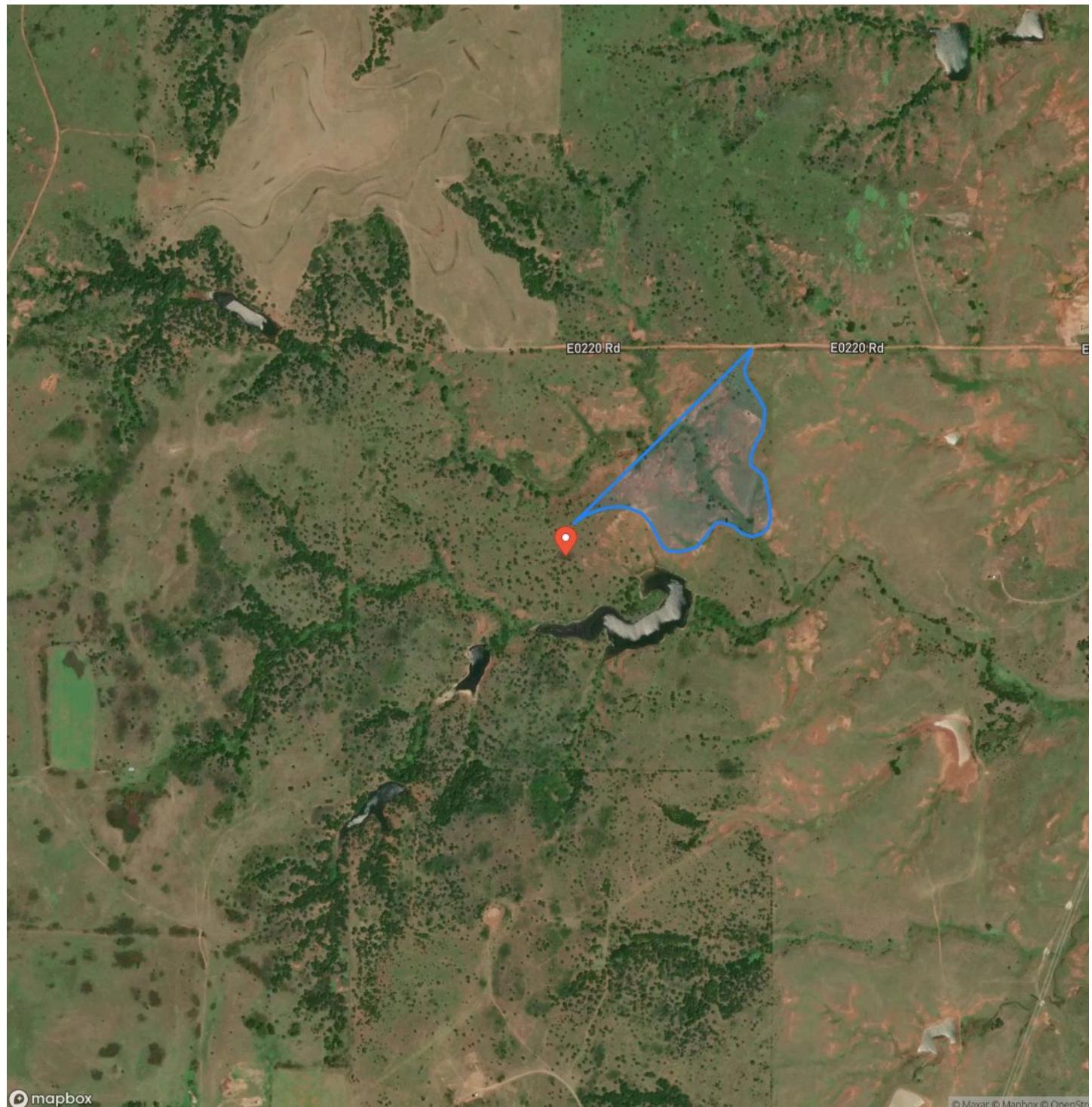
# Waynoka Hunting Farm On Dead-End Road Waynoka, OK / Woods County

## Locator Map



Waynoka Hunting Farm On Dead-End Road  
Waynoka, OK / Woods County

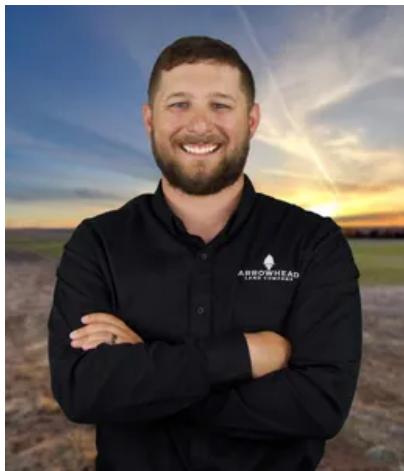
## Satellite Map



## Waynoka Hunting Farm On Dead-End Road Waynoka, OK / Woods County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Jacob Lemons

## Mobile

(580) 727-5019

## Office

(620) 501-3688

## Email

jacob.lemons@arrowheadlandcompany.com

## Address

**City / State / Zip**

Laverne, OK 73848

## NOTES



## NOTES



The logo for Arrowhead Land Company. It features a stylized arrowhead icon above the company name "ARROWHEAD" in a bold, sans-serif font. Below "ARROWHEAD" is the word "LAND COMPANY" in a smaller, all-caps, sans-serif font.

## **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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**Arrowhead Land Company**  
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