Sand Creek Multi-use Farm
00000 Union Rd
Pond Creek, OK 73766

$405,000
150± Acres
Grant County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
00000 Union Rd

City, State Zip
Pond Creek, OK 73766

County
Grant County

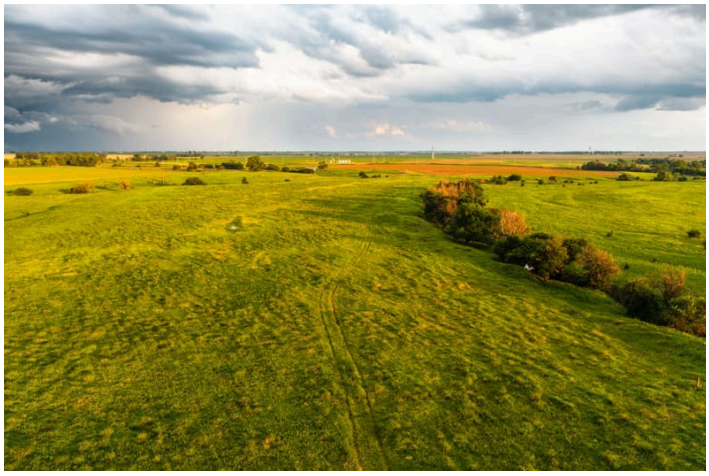
Type
Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude
36.5985 / -97.9902

Acreage
150

Price
$405,000

Property Website
arrowheadlandcompany.com





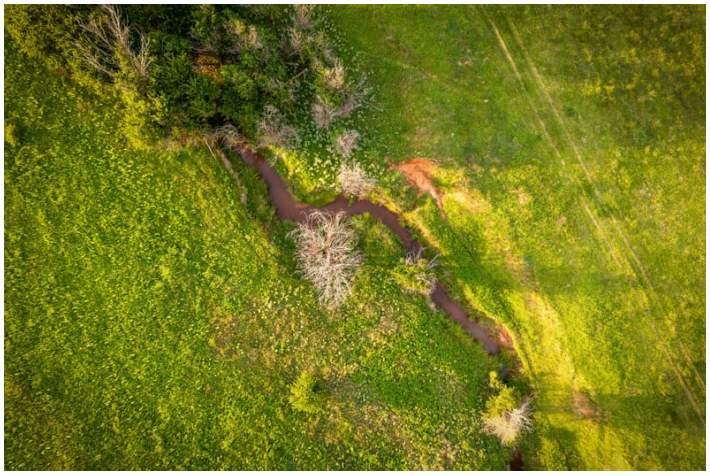


PROPERTY DESCRIPTION

From the moment you pull onto this 150+/- acre Grant County property, it feels like a farm that has something to offer in every aspect! The rolling terrain gives the landscape plenty of character, while the combination of productive farmland and quality wildlife habitat makes it that much better of a combination farm! With approximately 64+/- acres of Class 1 & 2 tillable ground, the Sand Creek Multi-Use Farm offers an excellent opportunity for growing a diversity of crops, for hunting or harvesting purposes. Beyond the tillable fields, the farm opens into native grasses and pockets of timber that provide outstanding wildlife habitat. Sand Creek winds its way through the property, joined by a wet season branch that adds even more diversity to the landscape. The timber lining the creek bottoms creates natural travel corridors that whitetails have been using for years. It is the kind of setting that keeps wildlife close and gives this farm its recreational appeal. This is a property you'll enjoy every time you step out of the vehicle. Fresh deer sign can be found throughout the farm, and the mix of food, cover, and water creates everything mature whitetails need to thrive. Quail and pheasant are also commonly found on this farm, making every season something to look forward to. The cross fencing adds flexibility for anyone looking to graze livestock, and the metal shed provides a convenient place to store equipment or supplies. Power runs along the road on the south end of the property, making it easy to plan for future improvements. Whether you're thinking about building a house or simply adding additional infrastructure, the accessibility is already there. Located just 24+/- miles northwest of Enid, 61+/- miles west of Ponca City, and 90+/- miles northwest of Stillwater, this property is close enough for an easy drive while still offering the peace and quiet that makes owning land so rewarding. Farms that combine productive tillable ground, quality hunting, useful improvements, and excellent access are becoming harder to find! This is an opportunity to own a well rounded property that you can enjoy for years to come! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Bret Horn at (580) 737-0111 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

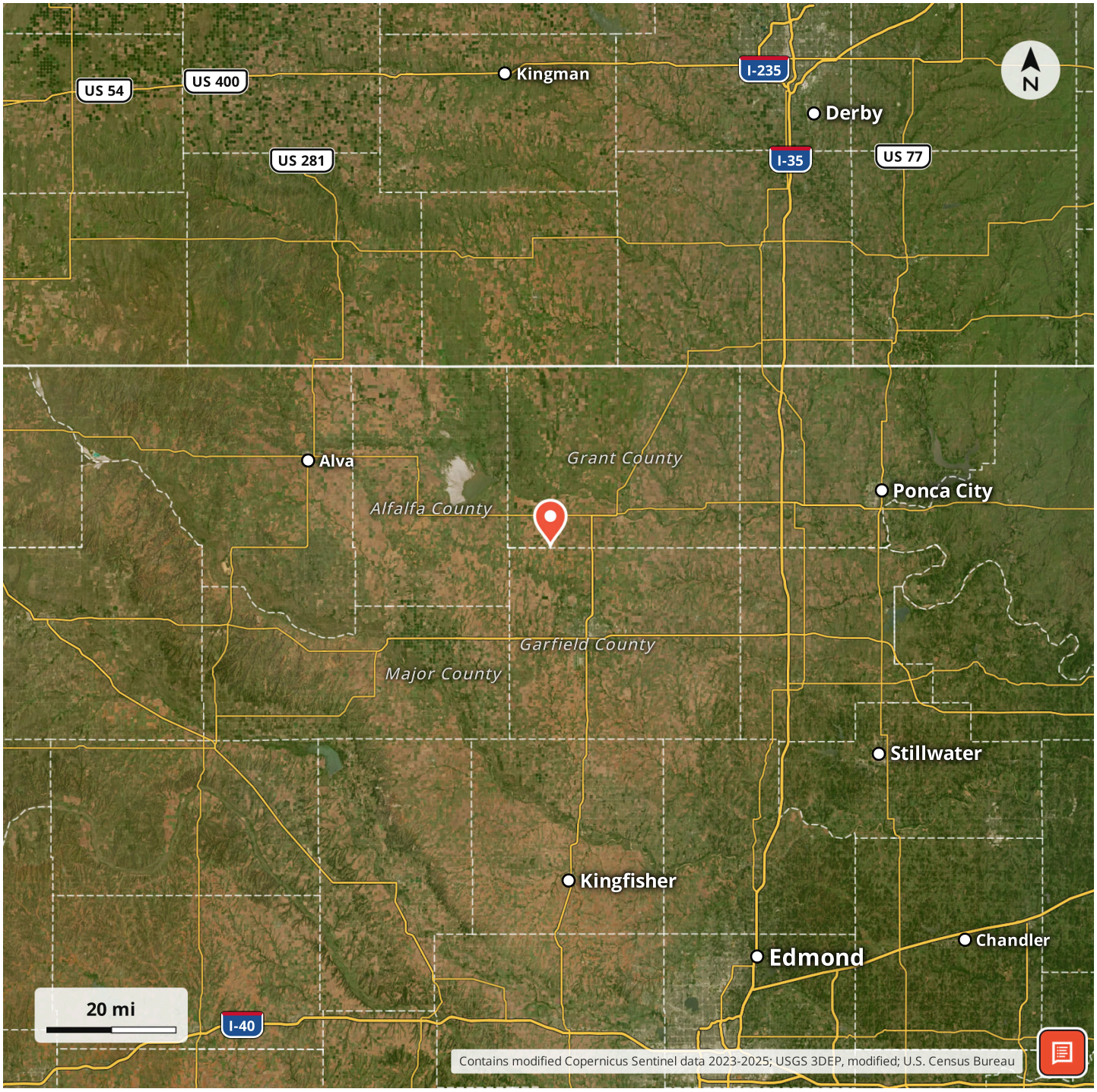
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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

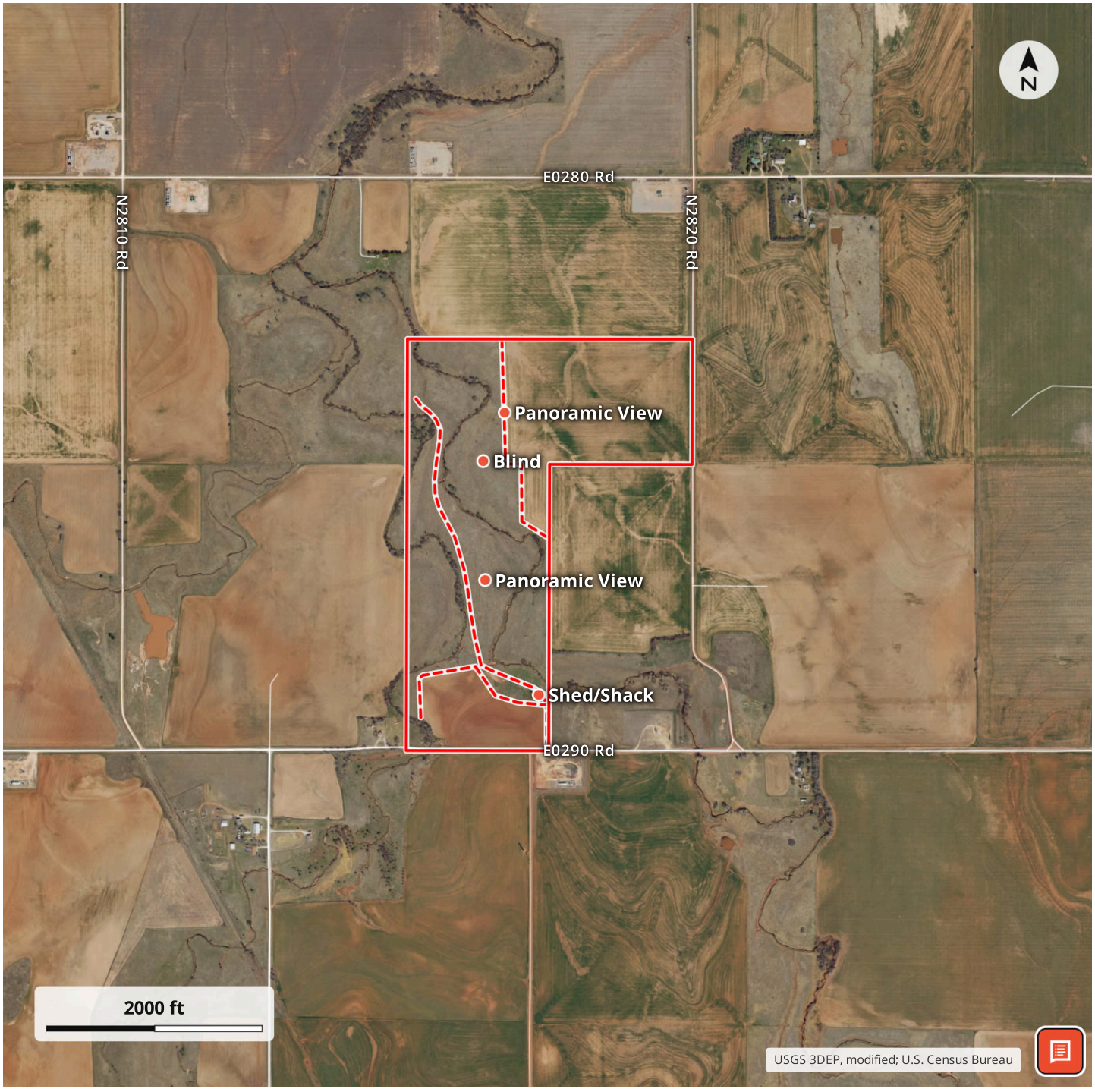




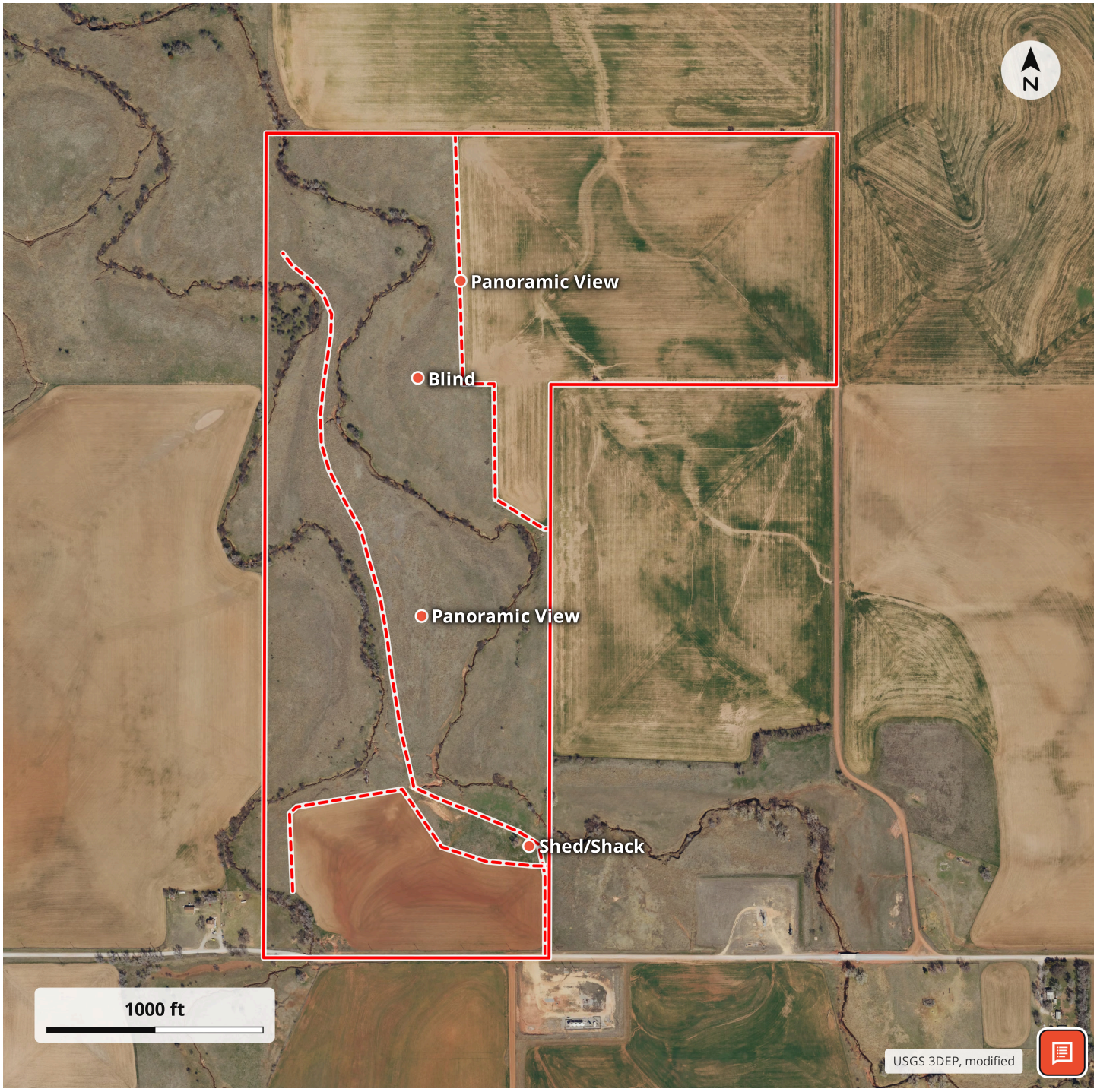
Regional Map



Locator Map


N
E0280 Rd
N2810 Rd
N2820 Rd
Panoramic View
Blind
Panoramic View
Shed/Shack
E0290 Rd
2000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
Panoramic View
Blind
Panoramic View
Shed/Shack
1000 ft
USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



Representative
Bret Horn

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Email
bret.horn@arrowheadlandcompany.com

City / State / Zip
Waynoka, OK 73860

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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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