

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

\$440,000
150± Acres
Grant County



Sand Creek Multi-use Farm
Pond Creek, OK / Grant County

SUMMARY

Address

00000 Union Rd null

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

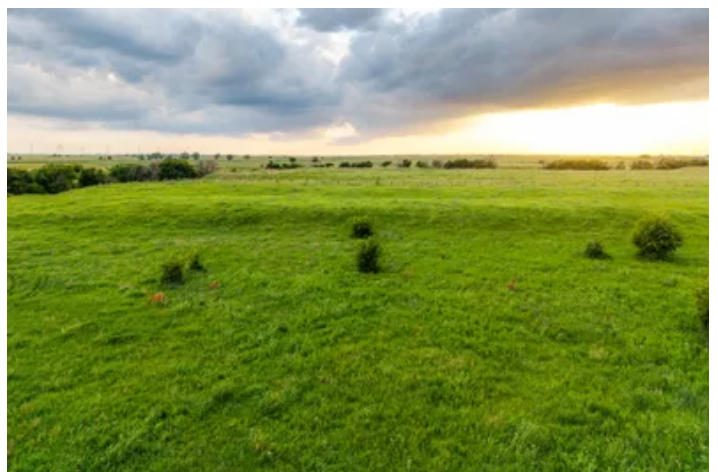
150

Price

\$440,000

Property Website

<https://arrowheadlandcompany.com/property/sand-creek-multi-use-farm/grant/oklahoma/111589/>



Sand Creek Multi-use Farm Pond Creek, OK / Grant County

PROPERTY DESCRIPTION

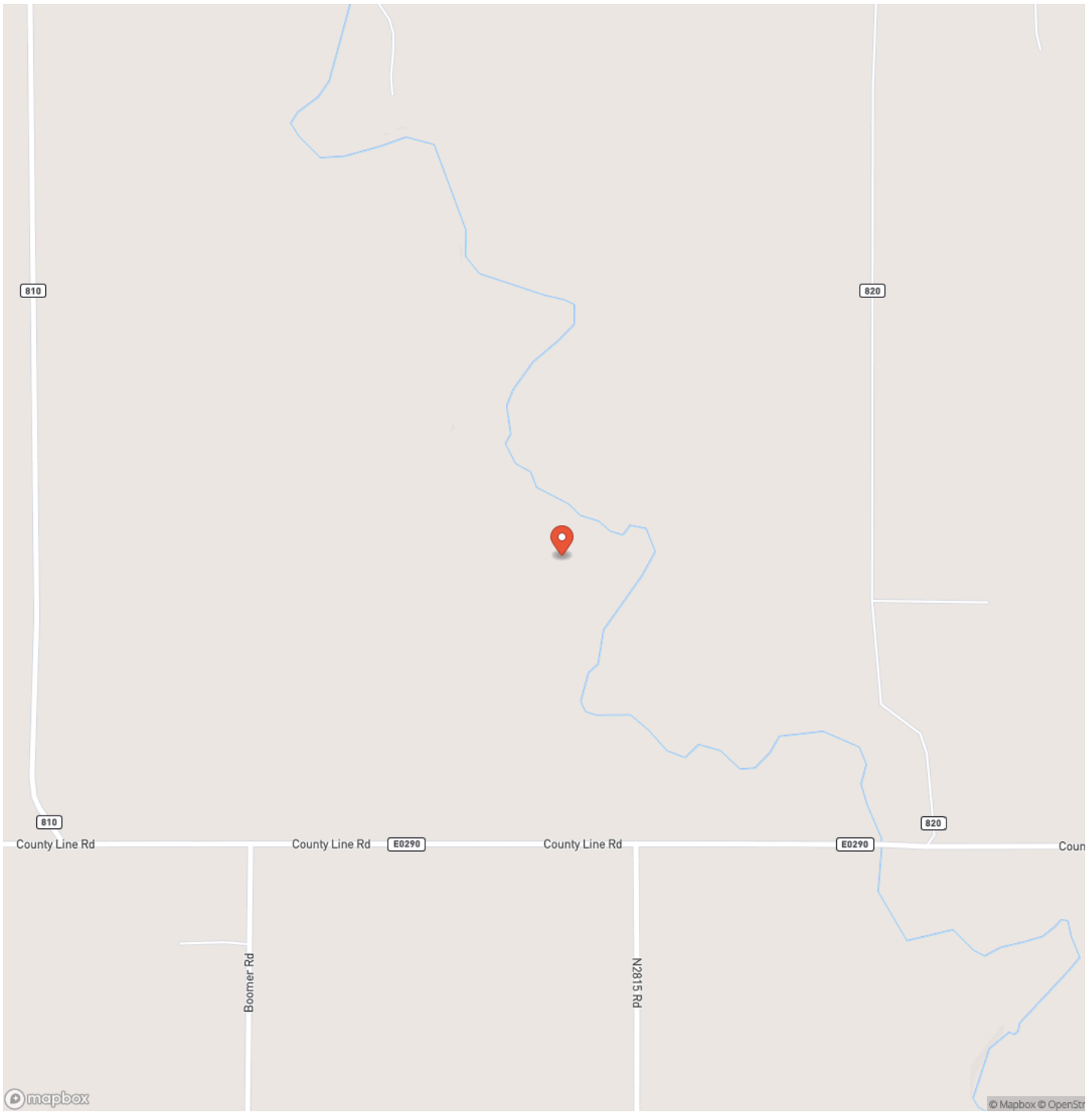
From the moment you pull onto this 150+/- acre Grant County property, it feels like a farm that has something to offer in every aspect! The rolling terrain gives the landscape plenty of character, while the combination of productive farmland and quality wildlife habitat makes it that much better of a 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](tel:5807370111).

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.

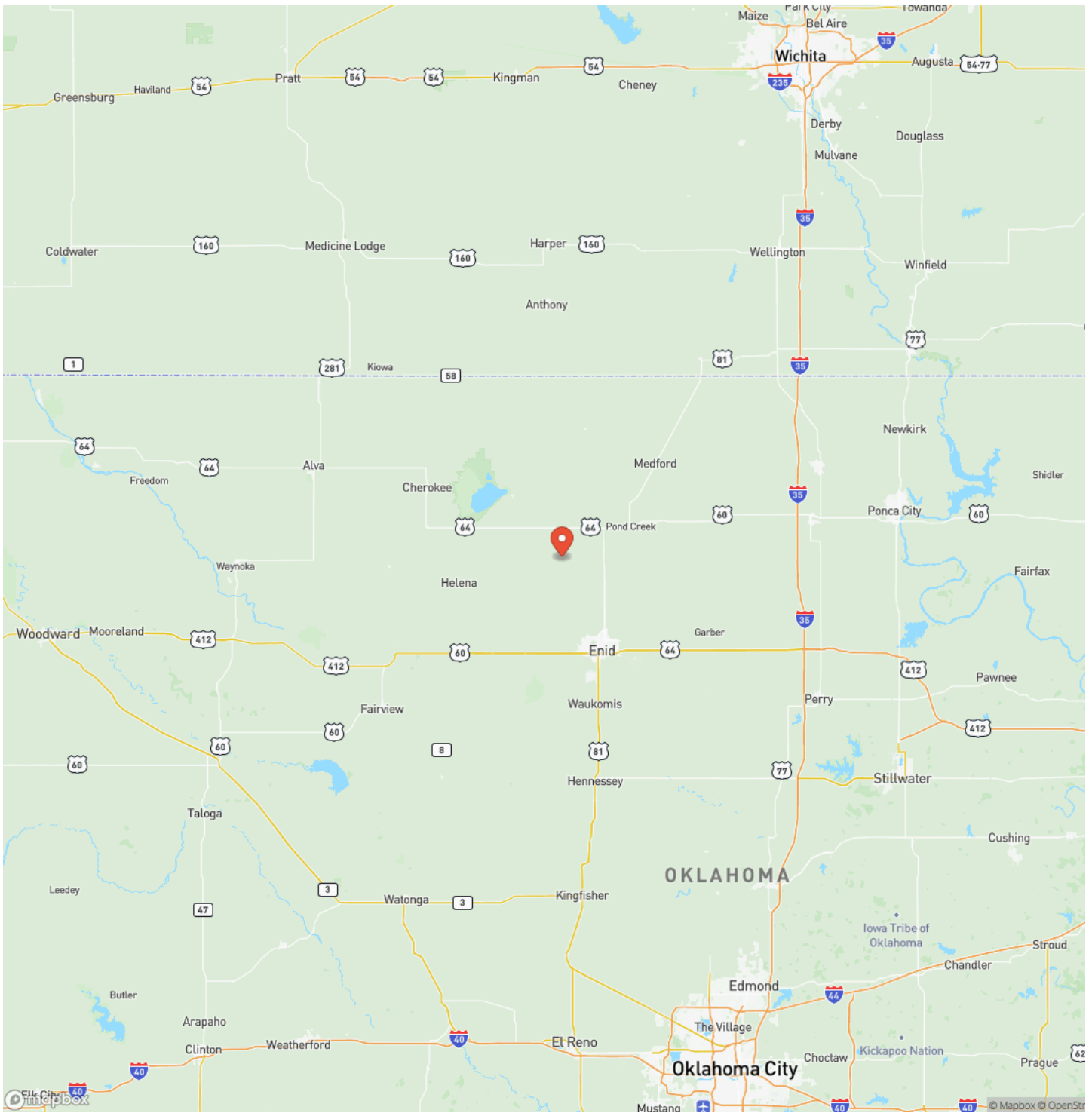
**Sand Creek Multi-use Farm
Pond Creek, OK / Grant County**



Locator Map



Locator Map



Satellite Map



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
<https://arrowheadlandcompany.com/>

