

Junk Yard Bucks – Whitetail & Upland Hunting, Farm
Ground, CRP & Minerals | 154.5± Acres | Grant County,
OK
000 cr
Wakita, OK 73771

\$370,800
154.500± Acres
Grant County



**Junk Yard Bucks – Whitetail & Upland Hunting, Farm Ground, CRP & Minerals | 154.5± Acres | Grant County, OK
Wakita, OK / Grant County**

SUMMARY

Address

000 cr

City, State Zip

Wakita, OK 73771

County

Grant County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.871679 / -97.906118

Acreage

154.500

Price

\$370,800

Property Website

<https://greatplainslandcompany.com/detail/junk-yard-bucks-whitetail-upland-hunting-farm-ground-crp-minerals-154-5-acres-grant-county-ok-grant-oklahoma/115233/>



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PROPERTY DESCRIPTION

Junk Yard Bucks - Whitetail & Upland Hunting, Farm Ground, CRP & Minerals | 154.5± Acres | Grant County, OK

- 154.5± acres in Grant County, Oklahoma
- Whitetail, pheasant, and quail hunting
- Approximately 86 acres planted to milo
- Productive Class I and Class II farm ground
- 16.71 acres of CRP paying \$852 annually
- Seller-owned mineral rights transfer
- Quality whitetail bucks documented on trail camera
- Approximately 1 mile from Wakita, Oklahoma

Located just outside of Wakita, Oklahoma, Junk Yard Bucks offers 154.5± acres with an excellent combination of productive farm ground, CRP income, transferring mineral rights, and outstanding whitetail and upland bird hunting opportunities.

The hunting is where this property really stands out. The northwest portion of the farm features a mature tree grove, thick native bedding cover, and a wet-weather drainage running north to south through the property. This creates excellent security cover and a natural travel corridor for whitetail deer.

Approximately 86 acres have recently been planted to milo, putting a tremendous food source and additional cover right next to the heavier bedding habitat. With milo, CRP, native grasses, mature trees, and surrounding agriculture all working together, this farm has the ingredients needed to attract and hold deer throughout the season.

More importantly, the hunting potential isn't just speculation. A number of quality whitetail bucks have been documented on trail camera right here on the property. Grant County has also produced a number of whitetails qualifying for Oklahoma's Cy Curtis trophy records, adding to the area's reputation for mature bucks.

The upland hunting is another major piece of Junk Yard Bucks. Both pheasant and quail have been documented on the property, and the combination of milo, CRP, native grasses, and thick escape cover provides excellent habitat. Whether you're sitting over a food source waiting on a mature buck or walking behind a bird dog for roosters and coveys, this farm offers legitimate multi-species hunting opportunities.

From an agricultural standpoint, approximately 86 acres of farmable ground consist of productive Class I and Class II soils, providing quality cropland and strong agricultural potential. The milo also complements the recreational side of the property by providing an excellent food source and wildlife cover.

An additional 16.71 acres are enrolled in CRP, currently paying \$852 annually, providing income while adding valuable nesting, bedding, and wildlife habitat.

Another important component of this offering is that seller-owned mineral rights will transfer with the property, adding another layer of value to an already well-rounded property.

Access is excellent with county roads along both the west and south sides of the property, and electricity is readily available nearby. Wakita, Oklahoma, is only about a mile away, providing quick access to fuel, supplies, and everyday necessities.



Junk Yard Bucks is the kind of property where the agricultural and recreational pieces work together. Productive Class I and Class II farm ground, CRP income, milo food and cover, thick bedding habitat, documented quality bucks, pheasant and quail, and transferring mineral rights all come together on one manageable 154.5± acre tract.

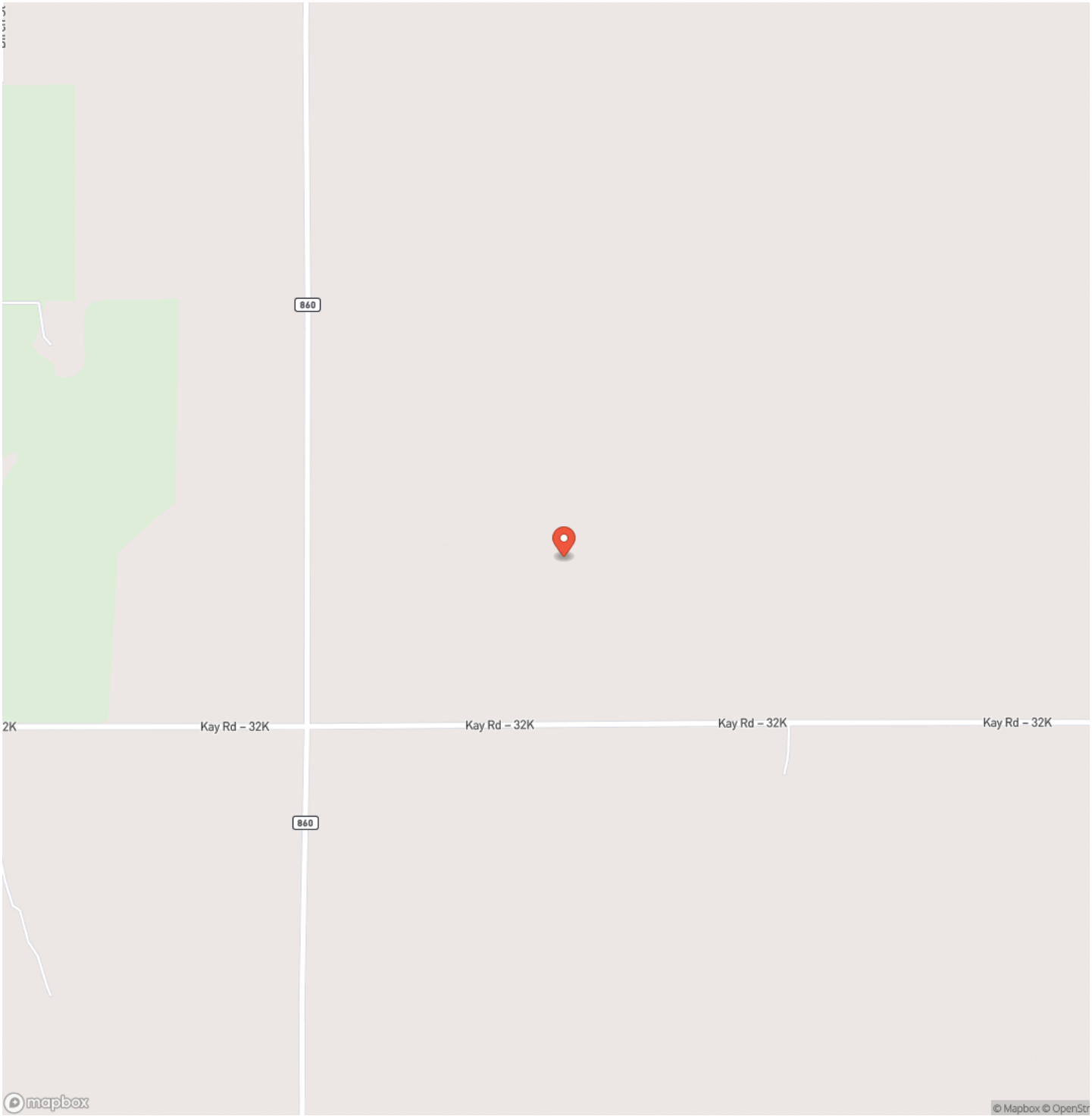
For the buyer looking for an income-producing farm with quality whitetail and upland hunting, productive soils, and mineral ownership, Junk Yard Bucks deserves a hard look.



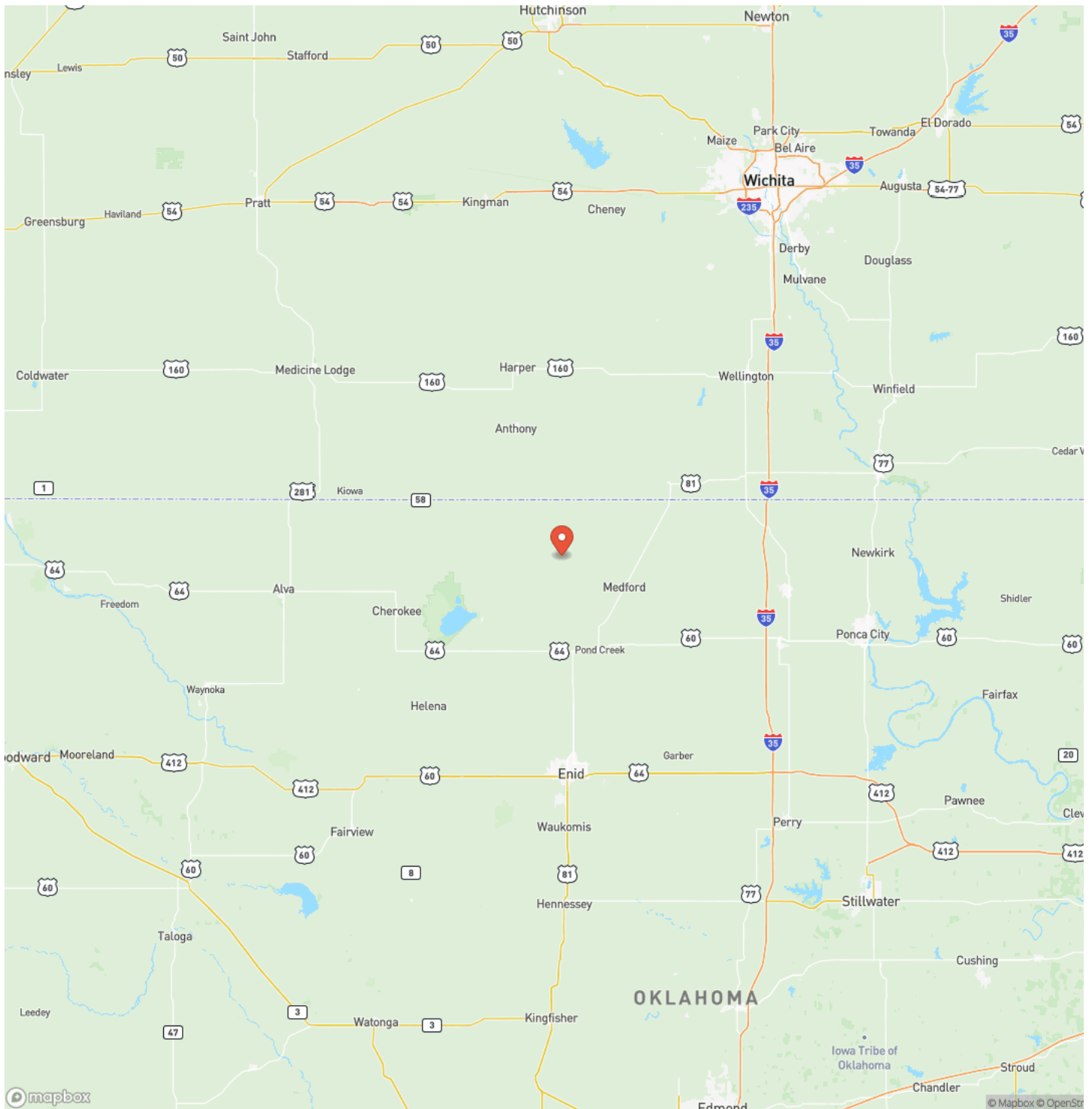
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Locator Map



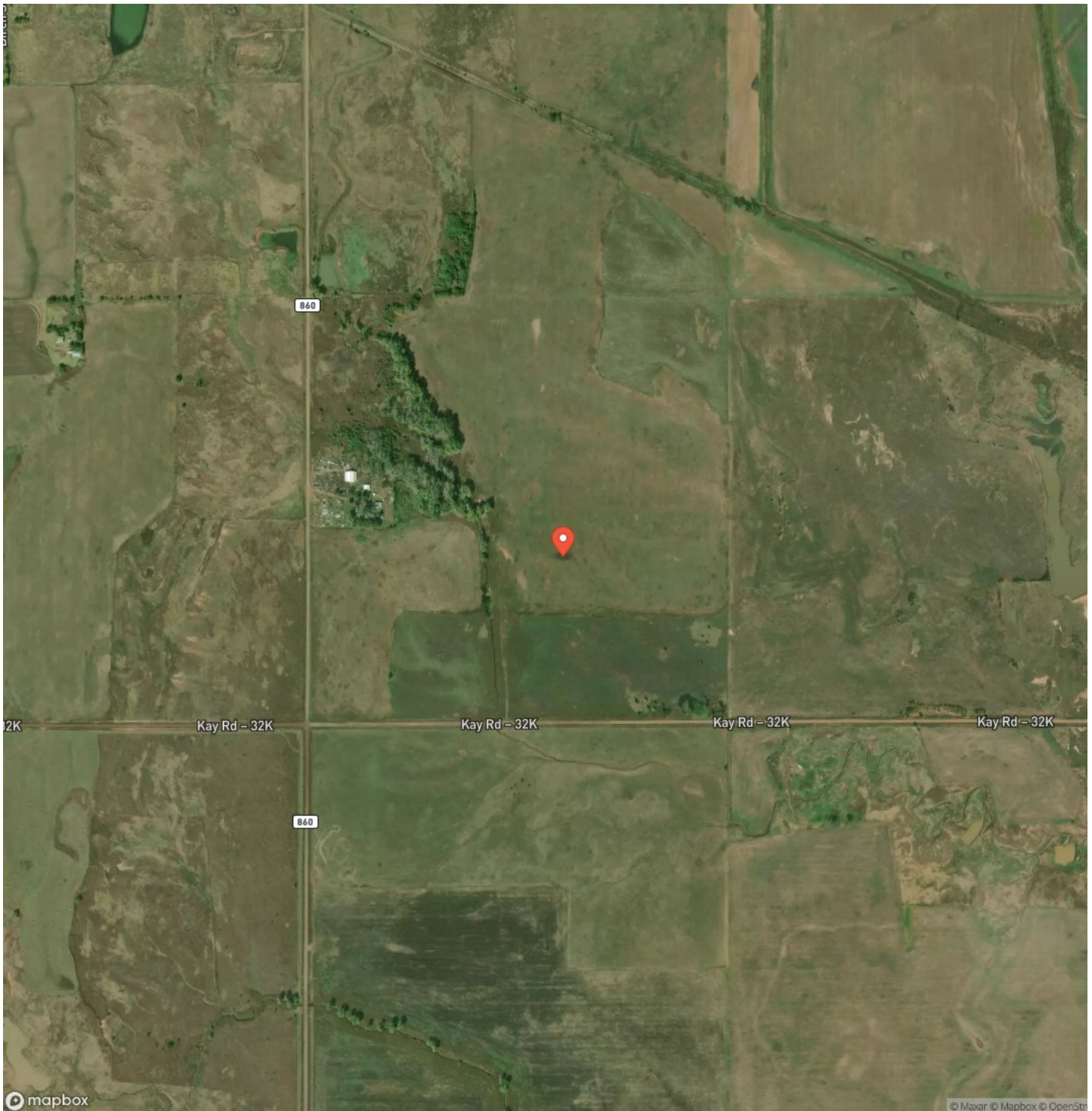
Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Ky Pfleider

Mobile

(580) 430-7005

Email

ky@greatplains.land

Address

City / State / Zip

NOTES

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MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

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Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

