

MIDWEST LAND GROUP PRESENTS

99 ACRES IN

GRANT COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HUNTING AND FISHING CAMP ON THE SALT FORK RIVER

Just west of Lamont, Oklahoma sits this serene 99 +/- acre farm. Situated perfectly along the northern banks of the Salt Fork Arkansas River this property has a modern modular home for full-time living as well as a gorgeous river camp for fun in the sun, floating all day in the river. This farm has an excellent balance of pasture, play, and woods to hunt.

Approaching the property, you will notice the large overhanging trees that provide great cover and security for all livestock and wildlife. As you enter the farm, a nice gravel entrance snakes by the old cattle corral that was used many years ago for shipping livestock. The original farmstead barn is still in great shape. A few simple improvements and this would be an excellent cleaning shed for deer season! This farm is anchored by a 1,900+ square foot modern double-wide overlooking the entire river bottom. Containing 3 large bedrooms and 2 full baths there is plenty of room for a growing family or large hunting camp! The kitchen is large enough for family gatherings and plenty of room to relax around the living room. Just a quick walk away is the fun-filled river camp. A 320 square foot camping shack that has a gorgeous porch view overlooking the river. This cabin has a heater and windows for an all-season camping experience.

Just off the campsite area and tributary the river sits an area that is graded for a future wetland. This section of northern Oklahoma is known for its excellent waterfowl hunting. The property provides all you need for successful late-season hunting with river access, a well that has been drilled next to your wetland, and plenty of neighboring ag fields for ducks to feed in. River bottoms in this area provide excellent cover for deer escaping the vast open farm country that Grant County has as well as water and cool banks to beat the summer heat. This area has numerous cottonwoods that have anchored the riverbanks to form growing shaded travel corridors. The farm is managed with a strong feeding program and light hunting to maximize age class as well as deer genetics.

This farm is great for anyone looking to grow the family farm and ranch operation or just looking for a base camp for your hunting and fishing needs. Peaceful, quiet river camps are difficult to find. Call the listing agent Tyler Heil at (913) 207-4541 to come out and see this beautiful farm on the Salt Fork Arkansas River or if you have any questions.



PROPERTY FEATURES

PRICE: **\$479,000** | COUNTY: **GRANT** | STATE: **OKLAHOMA** | ACRES: **99**

- 1,900+ square foot modular home
- Original barn
- Cattle corrals
- Perimeter fenced
- \$1,264 taxes
- Wetland on property
- River bunkhouse
- Available grass
- 100 miles OKC
- 92 miles Wichita, KS
- 120 miles Tulsa, OK
- 35 miles Ponca City, OK



MODULAR HOME

This farm is anchored by a 1,900+ square foot modern double-wide overlooking the entire river bottom. Containing 3 large bedrooms and 2 full baths there is plenty of room for a growing family or large hunting camp!



ORIGINAL BARN



PERIMETER FENCED



RIVER BANK HOUSE

A 320 square foot camping shack that has a gorgeous porch view overlooking the river. This cabin has a heater and windows for an all-season camping experience.

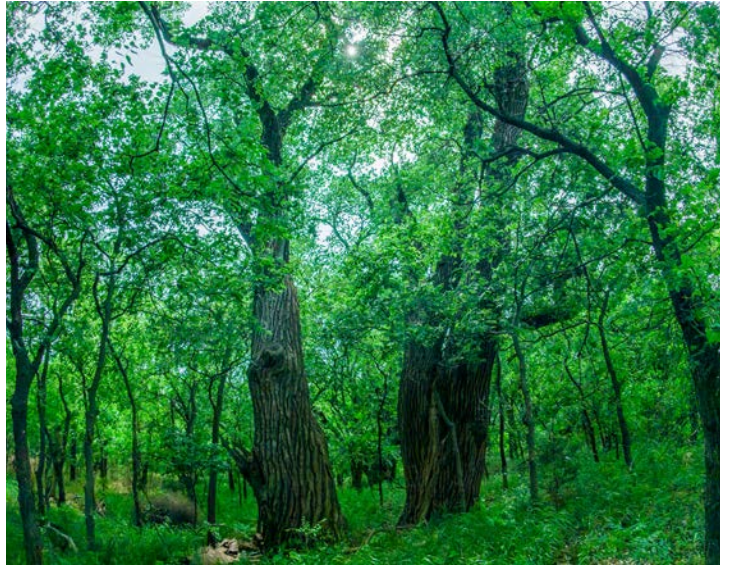


HUNTING OPPORTUNITIES

This section of northern Oklahoma is known for its excellent waterfowl hunting. The property provides all you need for successful late-season hunting with river access, a well that has been drilled next to your wetland, and plenty of neighboring ag fields for ducks to feed in.



ADDITIONAL PHOTOS



AERIAL MAP



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Maps Provided By:



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Boundary Center: 36° 38' 53.9, -97° 39' 25.71

17-25N-4W
Grant County
Oklahoma

0ft 1066ft 2132ft



5/7/2025

This topographic map displays a river valley with contour lines indicating elevation. The map is overlaid on an aerial photograph. Key features include:

- Contour Lines:** Labeled with values such as 1010, 1015, 1020, 1025, 1030, 1035, 1040, 1045, 1050, 1055, 1060, 1065, 1070, 1075, 1080, 1085, 1090, 1095, 1100, 1105, 1110, 1115, 1120, 1125, 1130, 1135, 1140, 1145, 1150, 1155, 1160, 1165, 1170, 1175, 1180, 1185, 1190, 1195, 1200, 1205, 1210, 1215, 1220, 1225, 1230, 1235, 1240, 1245, 1250, 1255, 1260, 1265, 1270, 1275, 1280, 1285, 1290, 1295, 1300, 1305, 1310, 1315, 1320, 1325, 1330, 1335, 1340, 1345, 1350, 1355, 1360, 1365, 1370, 1375, 1380, 1385, 1390, 1395, 1400, 1405, 1410, 1415, 1420, 1425, 1430, 1435, 1440, 1445, 1450, 1455, 1460, 1465, 1470, 1475, 1480, 1485, 1490, 1495, 1500, 1505, 1510, 1515, 1520, 1525, 1530, 1535, 1540, 1545, 1550, 1555, 1560, 1565, 1570, 1575, 1580, 1585, 1590, 1595, 1600, 1605, 1610, 1615, 1620, 1625, 1630, 1635, 1640, 1645, 1650, 1655, 1660, 1665, 1670, 1675, 1680, 1685, 1690, 1695, 1700, 1705, 1710, 1715, 1720, 1725, 1730, 1735, 1740, 1745, 1750, 1755, 1760, 1765, 1770, 1775, 1780, 1785, 1790, 1795, 1800, 1805, 1810, 1815, 1820, 1825, 1830, 1835, 1840, 1845, 1850, 1855, 1860, 1865, 1870, 1875, 1880, 1885, 1890, 1895, 1900, 1905, 1910, 1915, 1920, 1925, 1930, 1935, 1940, 1945, 1950, 1955, 1960, 1965, 1970, 1975, 1980, 1985, 1990, 1995, 2000, 2005, 2010, 2015, 2020, 2025, 2030, 2035, 2040, 2045, 2050, 2055, 2060, 2065, 2070, 2075, 2080, 2085, 2090, 2095, 2100, 2105, 2110, 2115, 2120, 2125, 2130, 2135, 2140, 2145, 2150, 2155, 2160, 2165, 2170, 2175, 2180, 2185, 2190, 2195, 2200, 2205, 2210, 2215, 2220, 2225, 2230, 2235, 2240, 2245, 2250, 2255, 2260, 2265, 2270, 2275, 2280, 2285, 2290, 2295, 2300, 2305, 2310, 2315, 2320, 2325, 2330, 2335, 2340, 2345, 2350, 2355, 2360, 2365, 2370, 2375, 2380, 2385, 2390, 2395, 2400, 2405, 2410, 2415, 2420, 2425, 2430, 2435, 2440, 2445, 2450, 2455, 2460, 2465, 2470, 2475, 2480, 2485, 2490, 2495, 2500, 2505, 2510, 2515, 2520, 2525, 2530, 2535, 2540, 2545, 2550, 2555, 2560, 2565, 2570, 2575, 2580, 2585, 2590, 2595, 2600, 2605, 2610, 2615, 2620, 2625, 2630, 2635, 2640, 2645, 2650, 2655, 2660, 2665, 2670, 2675, 2680, 2685, 2690, 2695, 2700, 2705, 2710, 2715, 2720, 2725, 2730, 2735, 2740, 2745, 2750, 2755, 2760, 2765, 2770, 2775, 2780, 2785, 2790, 2795, 2800, 2805, 2810, 2815, 2820, 2825, 2830, 2835, 2840, 2845, 2850, 2855, 2860, 2865, 2870, 2875, 2880, 2885, 2890, 2895, 2900, 2905, 2910, 2915, 2920, 2925, 2930, 2935, 2940, 2945, 2950, 2955, 2960, 2965, 2970, 2975, 2980, 2985, 2990, 2995, 3000, 3005, 3010, 3015, 3020, 3025, 3030, 3035, 3040, 3045, 3050, 3055, 3060, 3065, 3070, 3075, 3080, 3085, 3090, 3095, 3100, 3105, 3110, 3115, 3120, 3125, 3130, 3135, 3140, 3145, 3150, 3155, 3160, 3165, 3170, 3175, 3180, 3185, 3190, 3195, 3200, 3205, 3210, 3215, 3220, 3225, 3230, 3235, 3240, 3245, 3250, 3255, 3260, 3265, 3270, 3275, 3280, 3285, 3290, 3295, 3300, 3305, 3310, 3315, 3320, 3325, 3330, 3335, 3340, 3345, 3350, 3355, 3360, 3365, 3370, 3375, 3380, 3385, 3390, 3395, 3400, 3405, 3410, 3415, 3420, 3425, 3430, 3435, 3440, 3445, 3450, 3455, 3460, 3465, 3470, 3475, 3480, 3485, 3490, 3495, 3500, 3505, 3510, 3515, 3520, 3525, 3530, 3535, 3540, 3545, 3550, 3555, 3560, 3565, 3570, 3575, 3580, 3585, 3590, 3595, 3600, 3605, 3610, 3615, 3620, 3625, 3630, 3635, 3640, 3645, 3650, 3655, 3660, 3665, 3670, 3675, 3680, 3685, 3690, 3695, 3700, 3705, 3710, 3715, 3720, 3725, 3730, 3735, 3740, 3745, 3750, 3755, 3760, 3765, 3770, 3775, 3780, 3785, 3790, 3795, 3800, 3805, 3810, 3815, 3820, 3825, 3830, 3835, 3840, 3845, 3850, 3855, 3860, 3865, 3870, 3875, 3880, 3885, 3890, 3895, 3900, 3905, 3910, 3915, 3920, 3925, 3930, 3935, 3940, 3945, 3950, 3955, 3960, 3965, 3970, 3975, 3980, 3985, 3990, 3995, 4000, 4005, 4010, 4015, 4020, 4025, 4030, 4035, 4040, 4045, 4050, 4055, 4060, 4065, 4070, 4075, 4080, 4085, 4090, 4095, 4100, 4105, 4110, 4115, 4120, 4125, 4130, 4135, 4140, 4145, 4150, 4155, 4160, 4165, 4170, 4175, 4180, 4185, 4190, 4195, 4200, 4205, 4210, 4215, 4220, 4225, 4230, 4235, 4240, 4245, 4250, 4255, 4260, 4265, 4270, 4275, 4280, 4285, 4290, 4295, 4300, 4305, 4310, 4315, 4320, 4325, 4330, 4335, 4340, 4345, 4350, 4355, 4360,



surety
CUSTOMIZED ONLINE MAPPING

Boundary Center: 36° 38' 53.9, -97° 39' 25.71

OVERVIEW MAP



AGENT CONTACT

Tyler Heil is an avid outdoorsman with a love for all things hunting, fishing, and farming. Born in Carrollton, Missouri, Tyler graduated from Blue Valley High School in Stillwell, Kansas, and earned a degree in Agricultural Economics from Kansas State University. For over a decade, Tyler worked as a grain trader for several companies and cooperatives in the Midwest, giving him great agricultural and trading experience. Combine that with his vast knowledge of ranching, row crop farming, and income-producing properties and you've got an ideal land agent for buyers and sellers alike. At Midwest Land Group, Tyler uses his professional experience coupled with the relationships he's built to form a well-rounded approach to analyzing a property for its best practical use in order to market the maximum value for every piece of land he works on. When he's not working or out hunting, you can usually find Tyler entering crappie fishing tournaments, coaching youth sports, helping out on the farm, or spending time with his family. Tyler lives in Garden Plain, Kansas, with his wife, Heidi, and kids, Kylie and Hunter. If you're in the market to buy or sell land in Kansas, be sure to give Tyler a call.



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