

Gorgeous Multi-Use Farm
350406 E 5300 Rd
Pawnee, OK 74058

\$288,000
80± Acres
Pawnee County



Gorgeous Multi-Use Farm
Pawnee, OK / Pawnee County

SUMMARY

Address

350406 E 5300 Rd

City, State Zip

Pawnee, OK 74058

County

Pawnee County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

36.2428 / -96.7642

Dwelling Square Feet

1568

Bedrooms / Bathrooms

3 / 2

Acreage

80

Price

\$288,000

Property Website

<https://arrowheadlandcompany.com/property/gorgeous-multi-use-farm-pawnee-oklahoma/56147/>



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PROPERTY DESCRIPTION

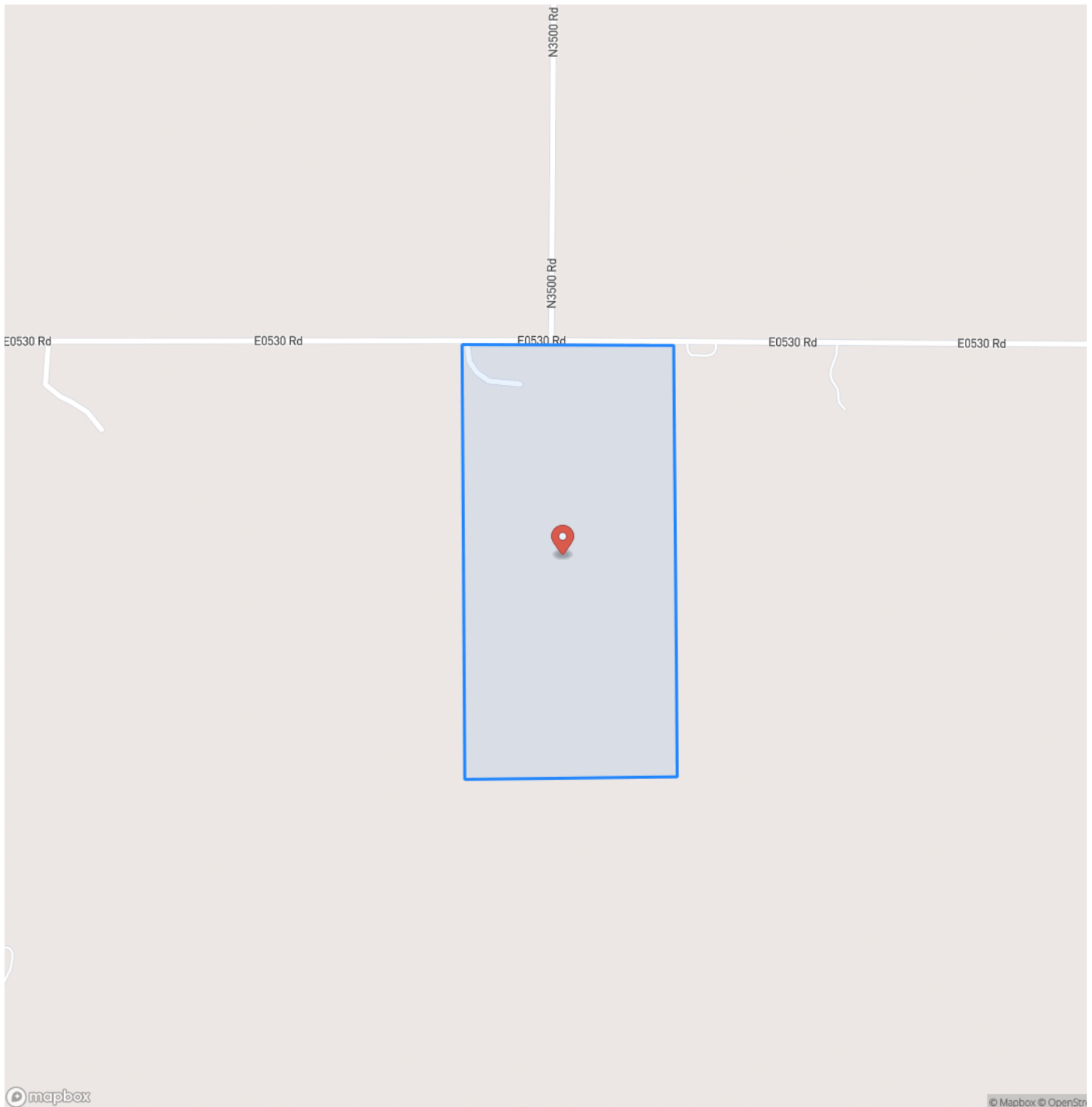
Are you in the market for an incredible multi-use farm? This Pawnee County gem may be the one for you. Located just 7 miles south of Pawnee, this property is a short drive from Highway 412, making the commute to Tulsa or Stillwater a breeze. As you enter the front gate, you are greeted by a beautiful meadow and a pond. Electricity is available to a fixer-upper double-wide trailer that could be renovated or removed. The trailer has a brand-new septic system in place, as well as a new 3,000-gallon cistern system for water. Rural water is available a mile to the west of the property. The farm offers a mix of hardwood timber as well as open pasture, providing incredible turkey and deer hunting opportunities and fun fishing potential in its three ponds. Don't miss out on this gorgeous property in a great location. There is a recorded easement on the west boundary usable by the neighboring landowner to the south. All showings are by appointment only. If you would like more information or to schedule a private viewing, please contact Luke Roberts at [\(918\) 399-2569](tel:9183992569).



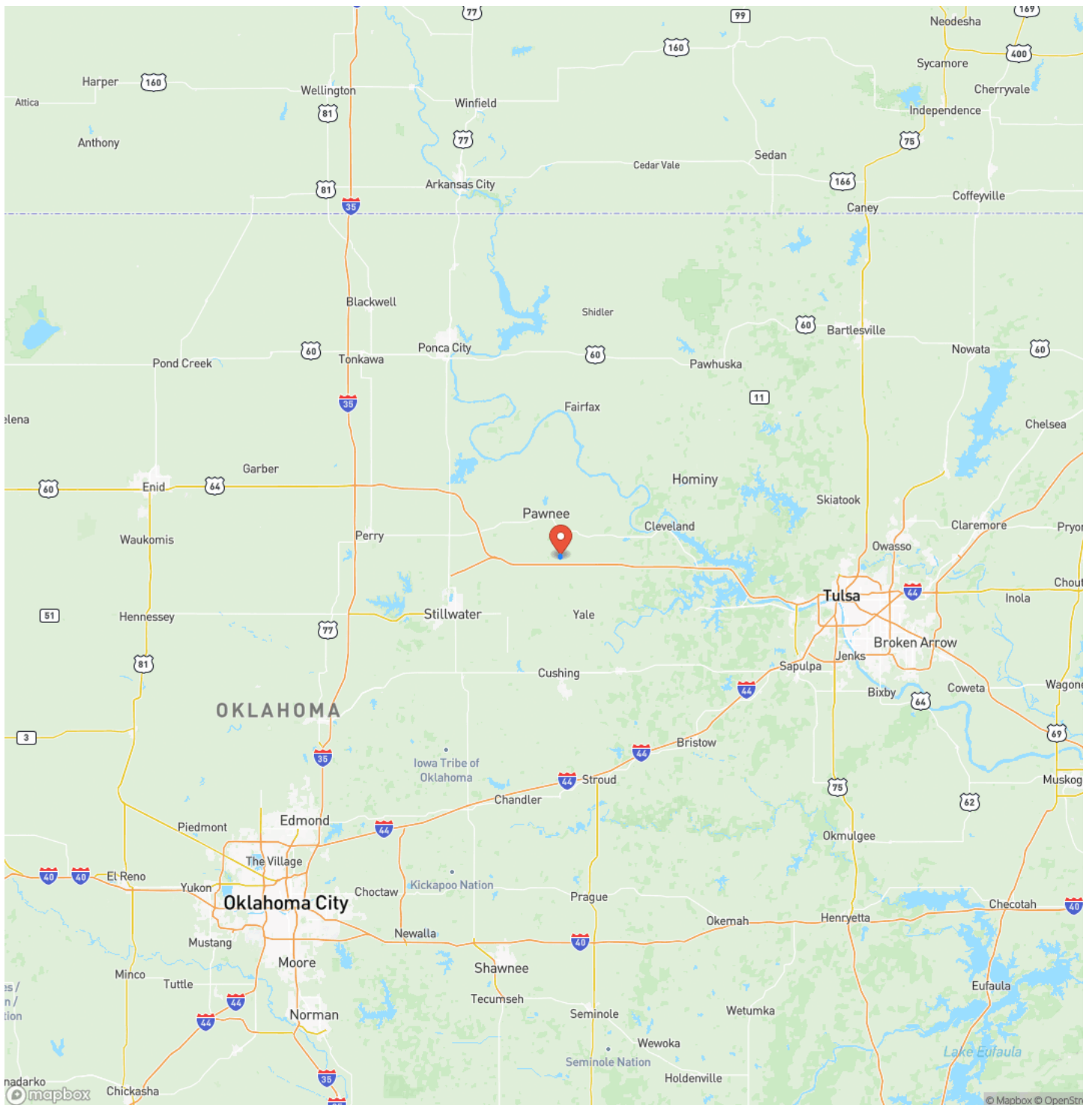
Gorgeous Multi-Use Farm
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Locator Map



Locator Map



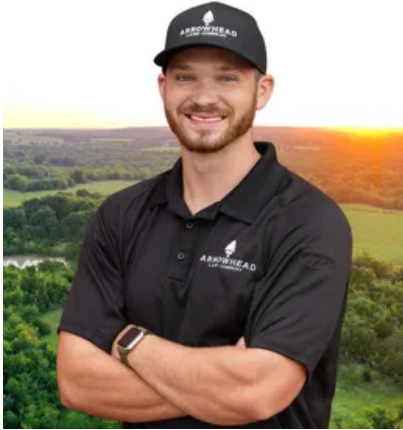
Satellite Map



**Gorgeous Multi-Use Farm
Pawnee, OK / Pawnee County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Luke Roberts

Mobile

(918) 399-2569

Email

luke.roberts@arrowheadlandcompany.com

Address

City / State / Zip

Pawnee, OK 74058

NOTES

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MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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
(405) 415-5977
www.arrowheadlandcompany.com

