

Double 7 Ranch
56201 S 36400 Rd
Jennings, OK 74038

\$499,000
77± Acres
Pawnee County



Double 7 Ranch
Jennings, OK / Pawnee County

SUMMARY

Address

56201 S 36400 Rd

City, State Zip

Jennings, OK 74038

County

Pawnee County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Timberland, Single Family

Latitude / Longitude

36.2007 / -96.5204

Dwelling Square Feet

1296

Bedrooms / Bathrooms

2 / 1

Acreage

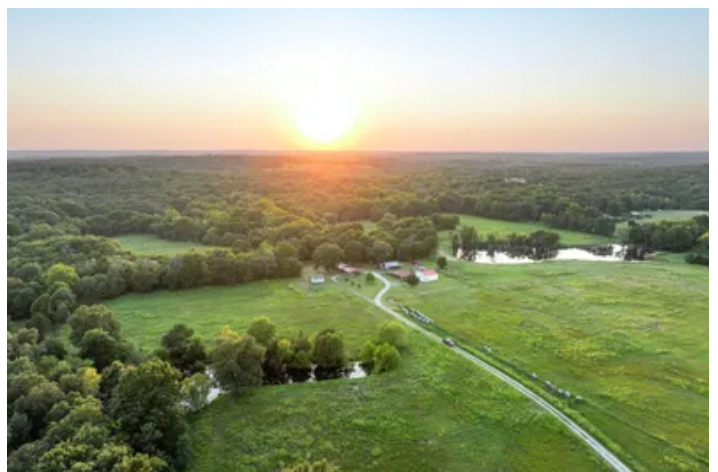
77

Price

\$499,000

Property Website

<https://arrowheadlandcompany.com/property/double-7-ranch-pawnee-oklahoma/112751/>



PROPERTY DESCRIPTION

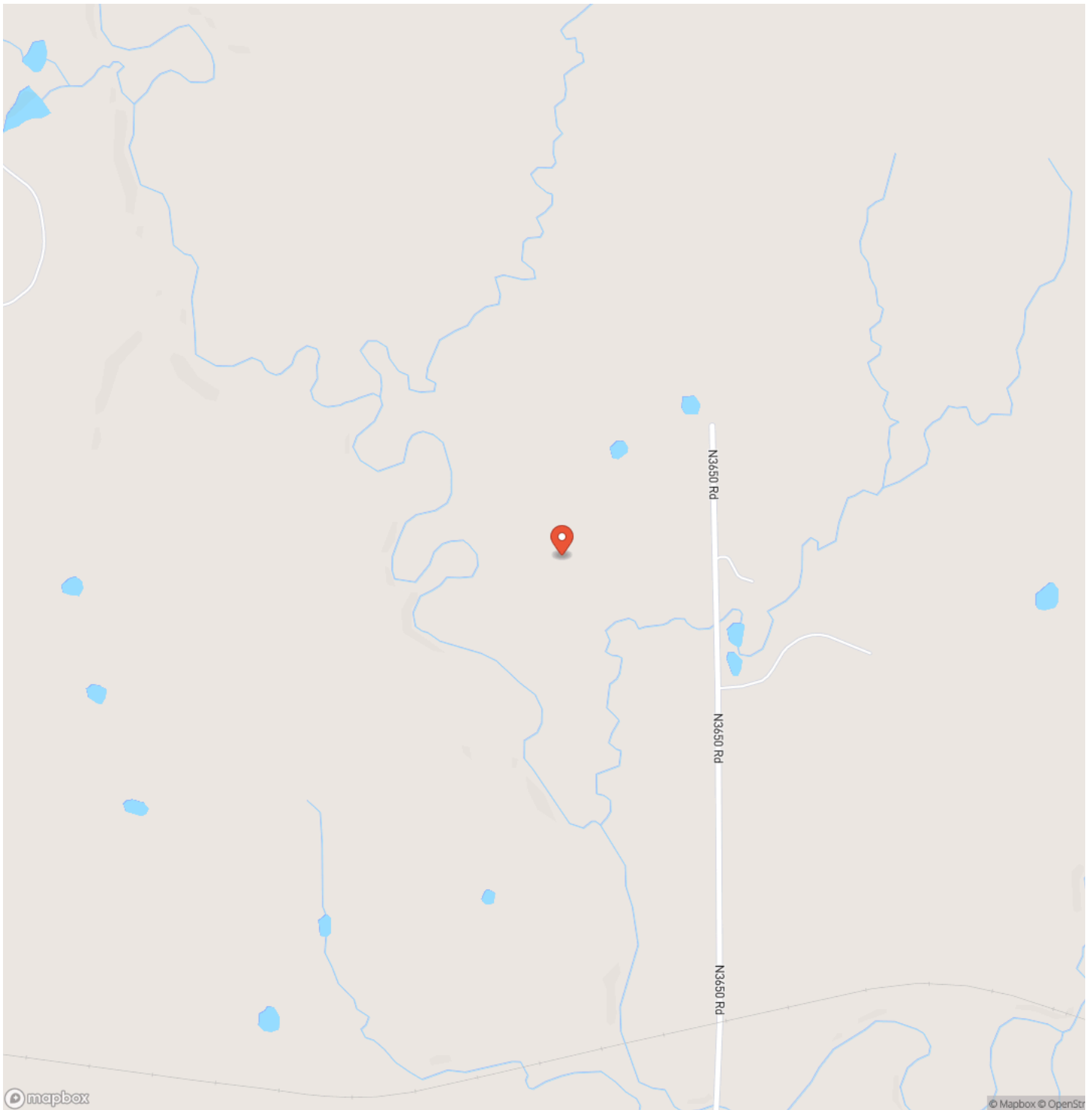
Located in the countryside of Pawnee County, just minutes from Tulsa, this 77+/- acre property packs a punch! With a mix of timber, native grass meadows, and multiple water features, this property is well-suited for a variety of individuals. One of the property's standout features is the large stocked pond, providing excellent fishing opportunities and scenic views from the home. A second pond and a year-round creek further enhance the property's recreational appeal while supplying a dependable water source for wildlife. The creek bottom is lined with mature hardwood and sycamore trees, creating a beautiful setting and ideal travel corridor for deer and turkey. The acreage is approximately 50% timber and 50% native grass hay meadows, offering an excellent balance of cover and open ground. The meadows provide ideal locations for food plots, while the timber creates bedding and security cover for wildlife. Along the northwest boundary, a clear-cut creates an additional funnel and transition area that could make for an outstanding stand location during deer season. Adding to the property's appeal, multiple apple trees can be found on-site, offering fresh fruit and enhancing the overall wildlife habitat. Improvements on the property include a well-maintained 2-bedroom, 1-bath home featuring approximately 1,296+/- square feet of living space, a carport, and a screened-in front porch perfect for enjoying Oklahoma evenings without bugs. A newer barn with a concrete floor provides ample storage for equipment and tools, while the additional tiny home, complete with its own septic system, offers guest accommodations, rental potential, or extra living space. With abundant water, mature timber, productive meadows, and excellent deer and turkey hunting, this Pawnee County property is the type of place that rarely becomes available. Whether you're looking for a hunting property, country home, or recreational retreat, the Double 7 Ranch offers the habitat, improvements, and beauty to enjoy for years to come! The property is located 10+/- miles to Cleveland, 15+/- miles from Mannford and 35+/- miles to Tulsa! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Luke Roberts at [\(918\) 399-2569](tel:9183992569).

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.

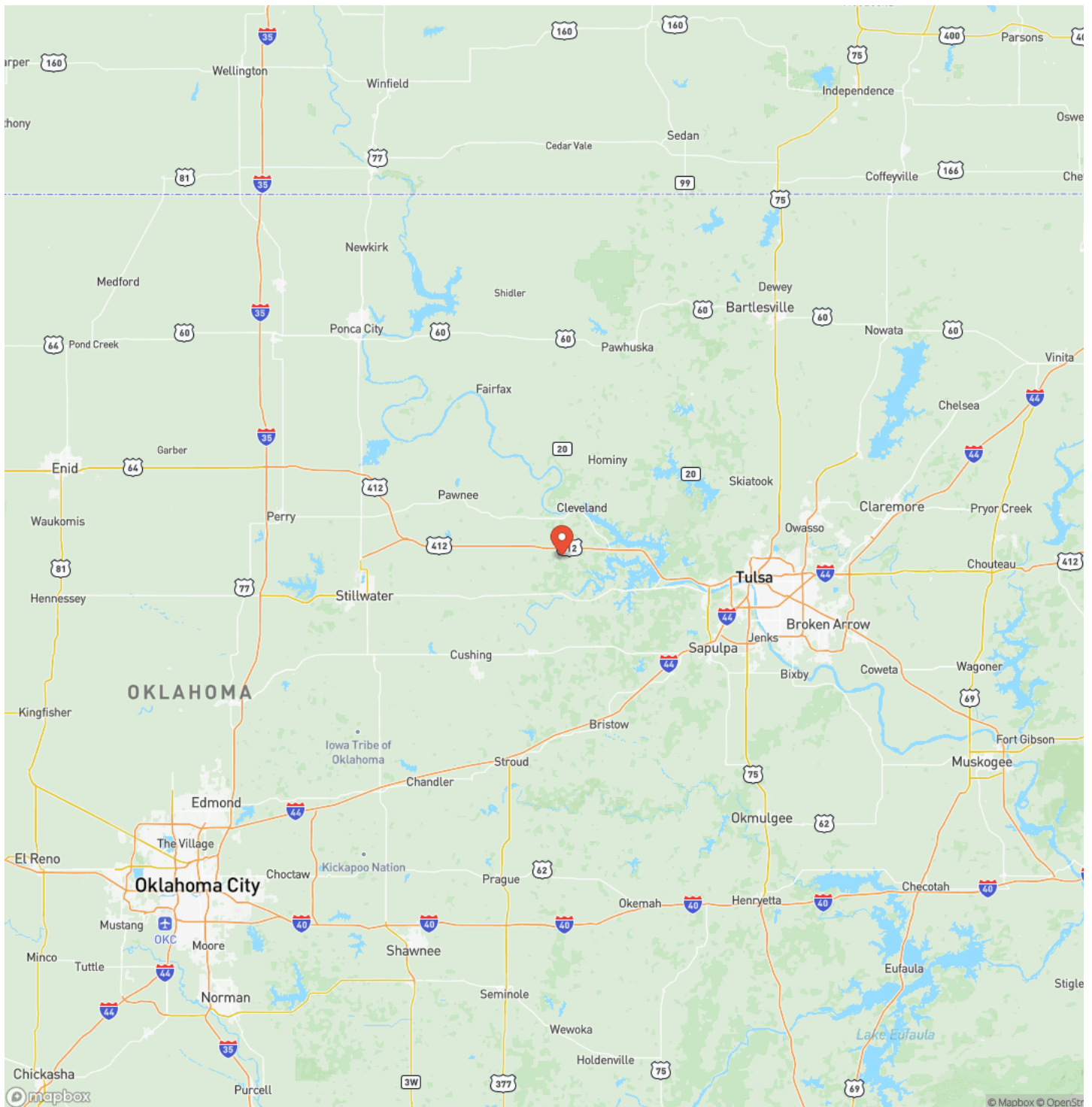
Double 7 Ranch
Jennings, OK / Pawnee County



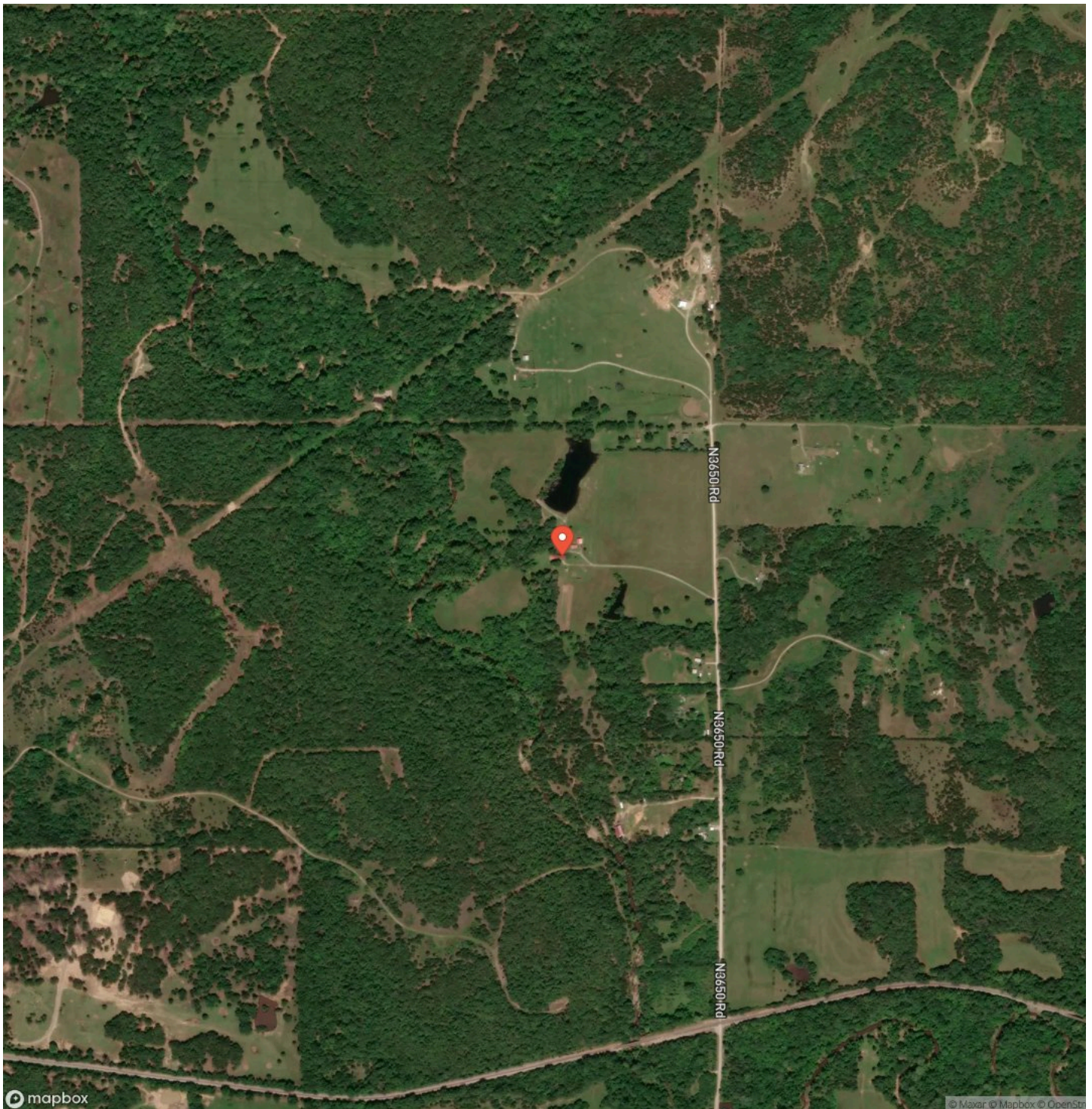
Locator Map



Locator Map



Satellite Map



Double 7 Ranch

Jennings, 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

NOTES

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This image shows a blank 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.



<https://arrowheadlandcompany.com/>

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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