

Home Site/ Hunting Potential  
S Cedar St  
Paden, OK 74860

**\$120,000**  
20± Acres  
Okfuskee County



## Home Site/ Hunting Potential Paden, OK / Okfuskee County

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### **SUMMARY**

#### **Address**

S Cedar St

#### **City, State Zip**

Paden, OK 74860

#### **County**

Okfuskee County

#### **Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland

#### **Latitude / Longitude**

35.4798 / -96.5676

#### **Acreage**

20

#### **Price**

\$120,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/home-site-hunting-potential-okfuskee-oklahoma/49488/>





**PROPERTY DESCRIPTION**

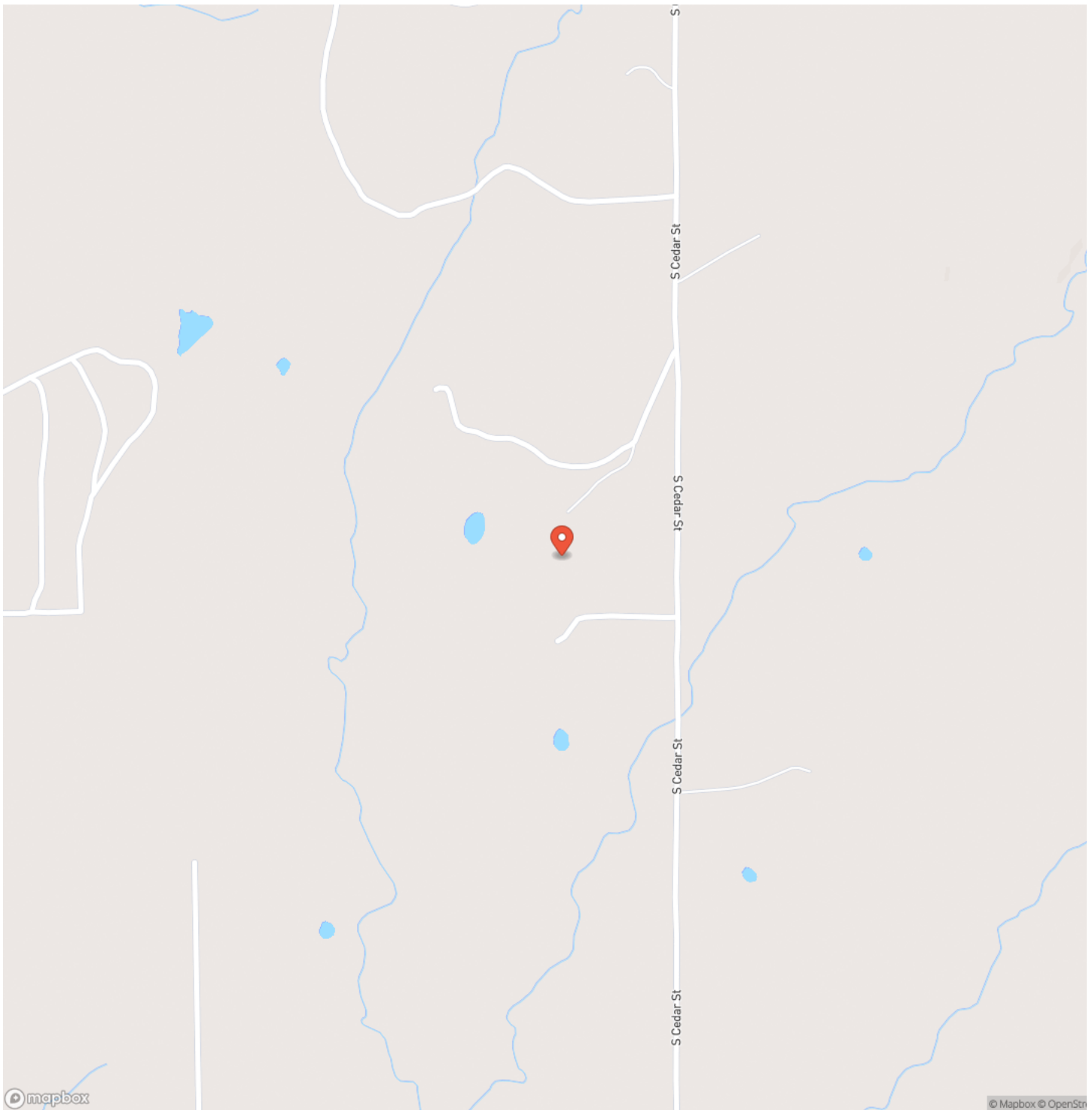
Located just south of Paden in Okfuskee county, rests this amazing 20+/- acre property. This property has the potential to be a build site, hunting property, and many other recreational activities. Some of the features of the property include thick hardwood timber, cedar trees, a nice sized pond, a few open areas, and topography changes. This type of diverse habitat is exactly what deer and other wildlife are looking for. As you traverse the area, you will find an abundance of wildlife sign. If you would like to build a home, there is an excellent build location near the entrance of the property. The property sits right of a well maintained gravel road, creating an ease of access. Oklahoma City is about an hour's drive, with Tulsa being just over an hour away. You will be able to enjoy the country without being far away from the city. Don't wait too long on this property, make it yours today! All showings are by appointment only. For more information or to schedule a private showing, please contact Josh Claybrook at [\(918\) 607-1006](tel:9186071006)



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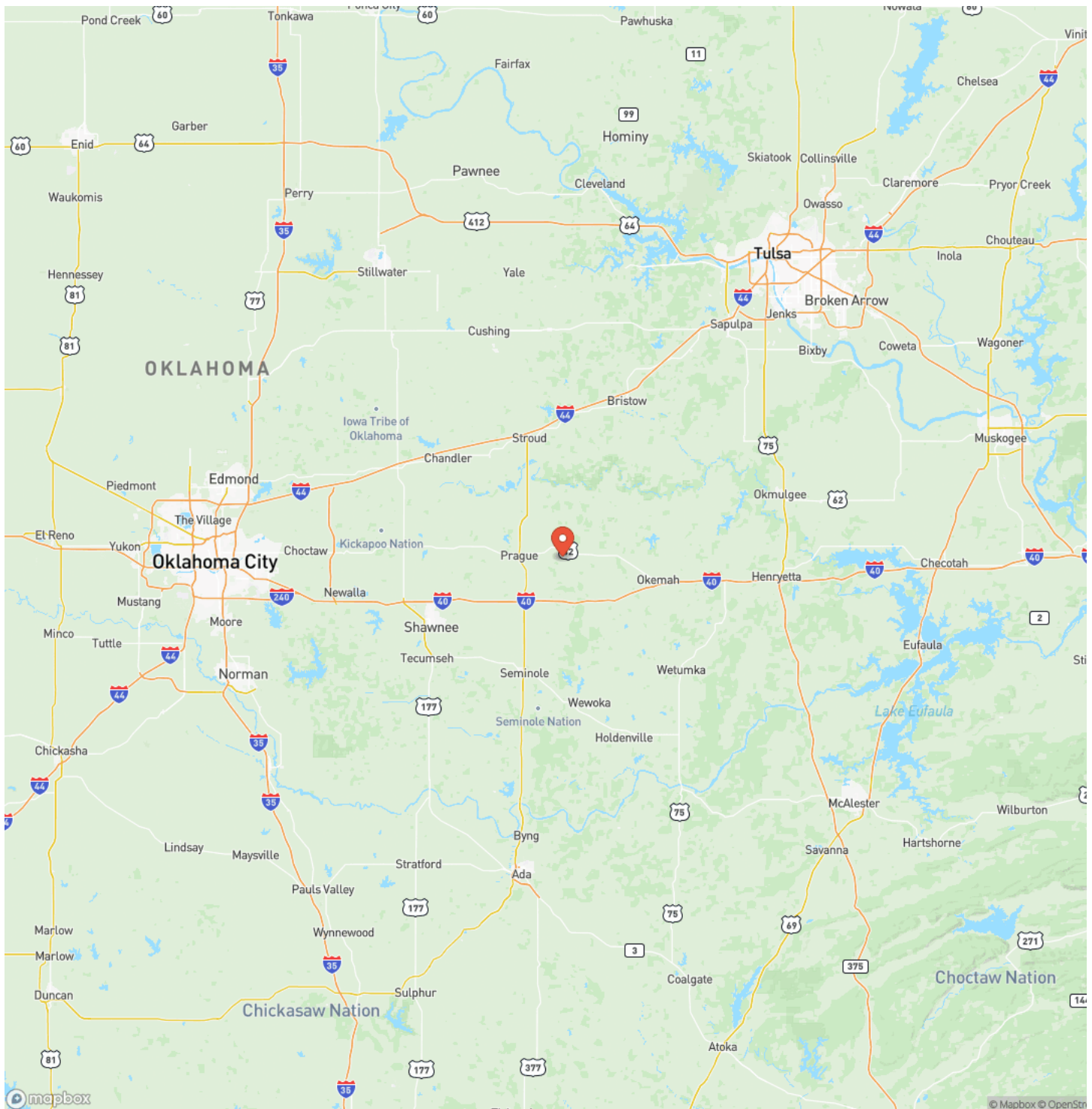


## Locator Map



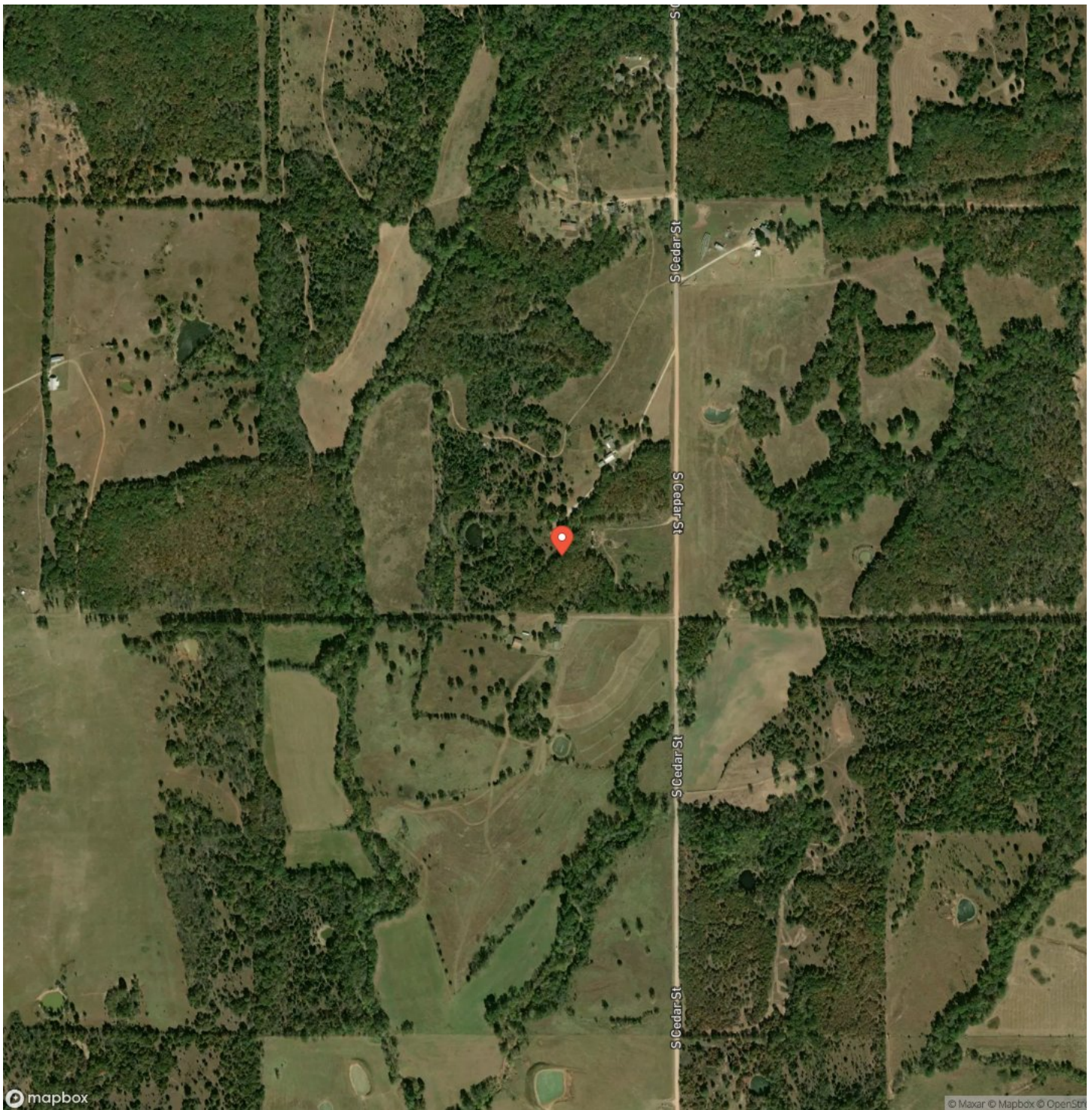


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Josh Claybrook

## Mobile

(918) 607-1006

## Email

josh.claybrook@arrowheadlandcompany.com

**Address**

## City / State / Zip

Sapulpa, OK 74066

## NOTES

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 or other markings present.



## 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.





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**Arrowhead Land Company**  
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