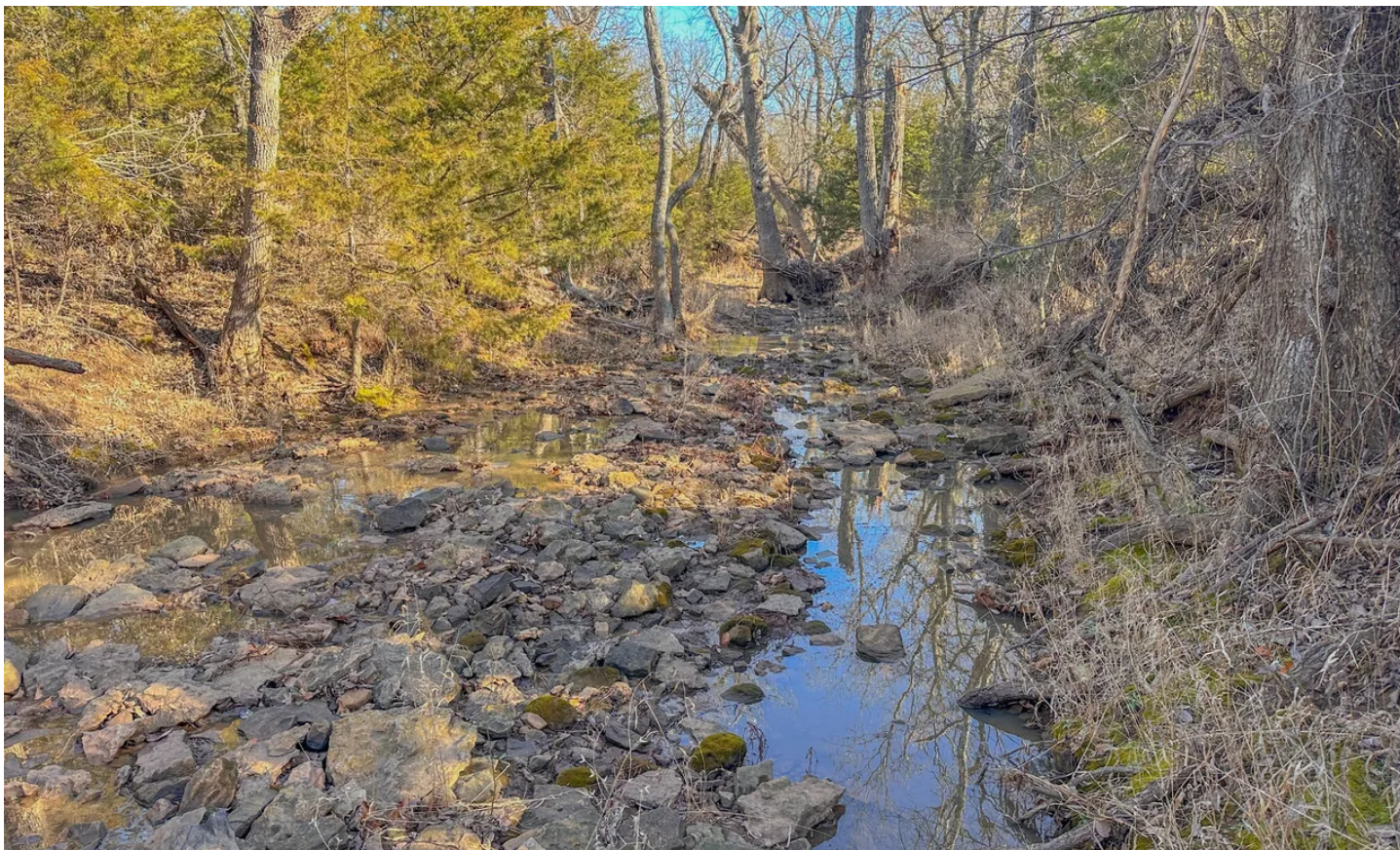


Coal Creek Farm
N 3470 Rd
Pawnee, OK 74058

\$485,000
160± Acres
Pawnee County



Coal Creek Farm
Pawnee, OK / Pawnee County

SUMMARY

Address

N 3470 Rd

City, State Zip

Pawnee, OK 74058

County

Pawnee County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

36.438469 / -96.821931

Acreage

160

Price

\$485,000

Property Website

<https://arrowheadlandcompany.com/property/coal-creek-farm-pawnee-oklahoma/77648/>



Coal Creek Farm
Pawnee, OK / Pawnee County

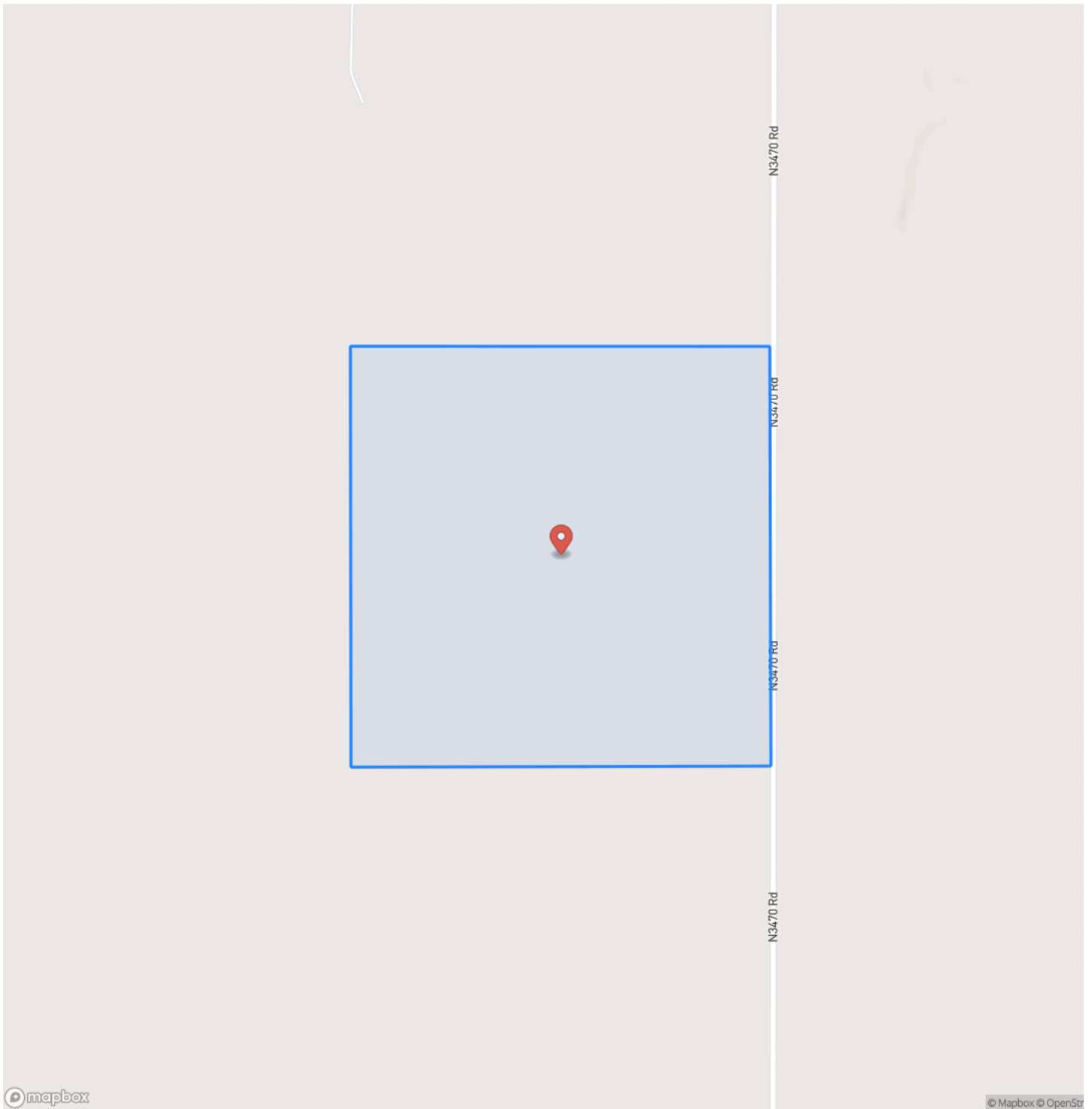
PROPERTY DESCRIPTION

PRICE REDUCED!! If you're in the market for a phenomenal hunting tract, this Pawnee County farm is one you won't want to miss. Located just 8 +/- miles north of Pawnee, this farm is easily accessed with a half-mile of county road frontage. This property offers incredible wildlife habitat, featuring beautiful native grass meadows, cedar thickets, hardwood timber creek bottoms, and abundant forage for wildlife. A large pond and Coal Creek, both located on the farm, provide ample water sources and excellent bass fishing. Several areas have been cleared of cedar trees, creating ideal locations for large food plots. This part of Pawnee County is known for its high-quality deer, turkey, and hog populations. Electricity is available at county road N3470. Conveniently located just 1 +/- hour from Tulsa and 1.5 +/- hours from Oklahoma City, this farm offers both accessibility and seclusion. All showings are by appointment only. For more information or to schedule a private viewing, please contact Luke Roberts at [\(918\) 399-2569](tel:9183992569).

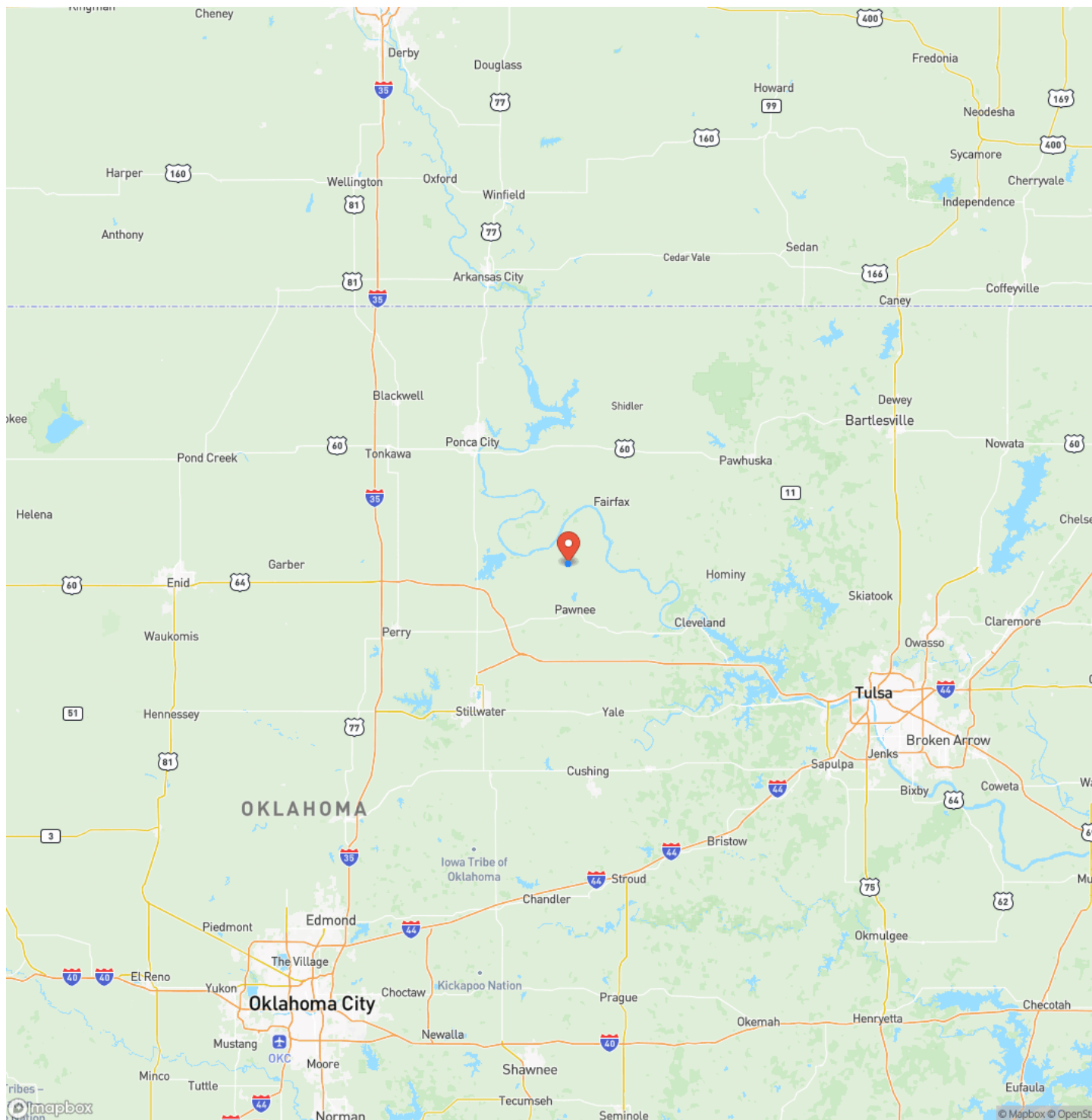
Coal Creek Farm
Pawnee, OK / Pawnee County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Luke Roberts

Mobile

(918) 399-2569

Email

luke.roberts@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

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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