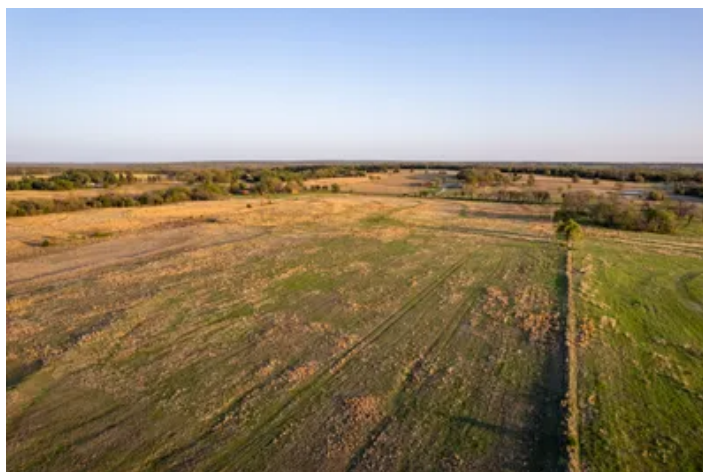


Build Site With Grazing Opportunities
E 1010 Rd
Paden, OK 74860

\$292,000
80± Acres
Okfuskee County



Build Site With Grazing Opportunities Paden, OK / Okfuskee County

SUMMARY

Address

E 1010 Rd

City, State Zip

Paden, OK 74860

County

Okfuskee County

Type

Farms, Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

35.555572 / -96.594812

Acreage

80

Price

\$292,000

Property Website

<https://arrowheadlandcompany.com/property/build-site-with-grazing-opportunities-okfuskee-oklahoma/79870/>



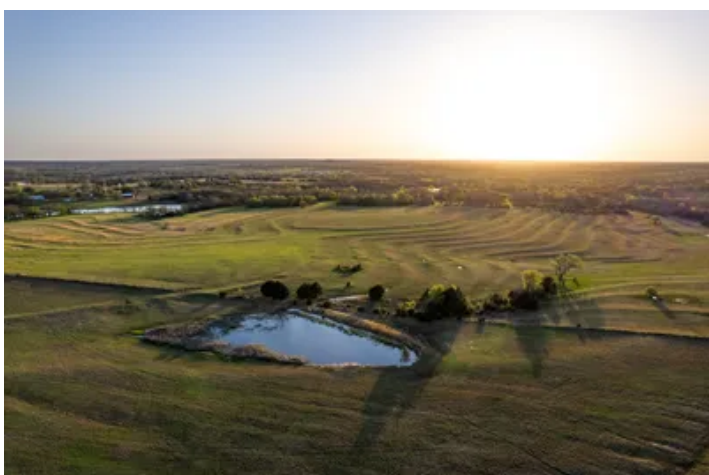
Build Site With Grazing Opportunities

Paden, OK / Okfuskee County

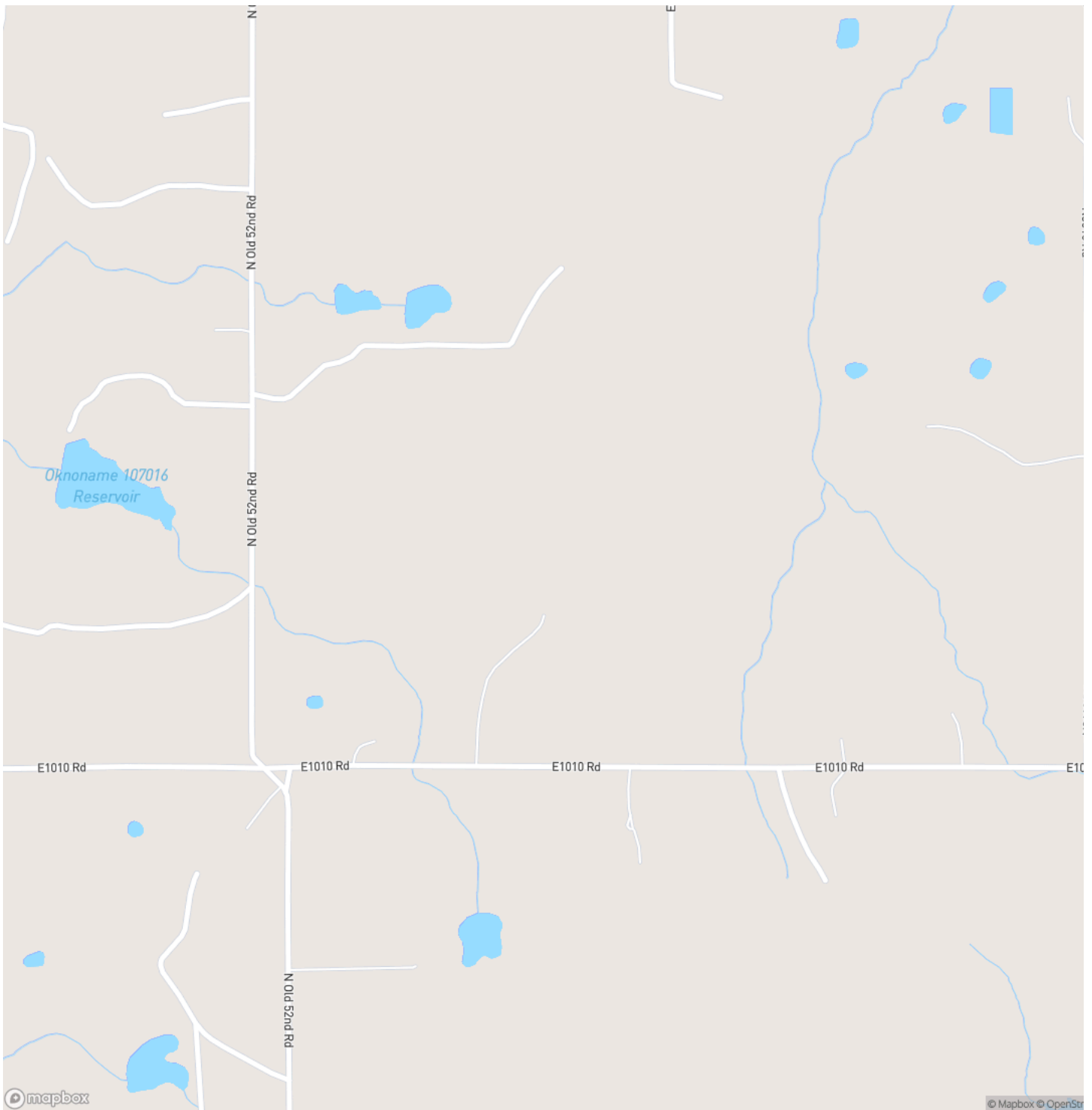
PROPERTY DESCRIPTION

Take a look at this stunning 80 +/- acre tract in Okfuskee County, Oklahoma! This property provides many opportunities for building your dream home among several mature pecan trees. The farm already has power, a water well, and access on the southern boundary! This farm has beautiful grazing pastures that average 4.5 +/- round bales an acre, perfect for cattle or horses. If you are looking for your dream property to build on and run some cows and horses, this place is for you! On the north end is a nice pond that holds great potential for attracting waterfowl, providing hunting opportunities! Located only 10 +/- minutes from Paden, 13 +/- minutes away from Prague, and 45 +/- minutes from Shawnee. All showings are by appointment only. For more information or to schedule a private viewing, please contact Steele Schwonke at [\(918\) 424-6065](tel:9184246065).

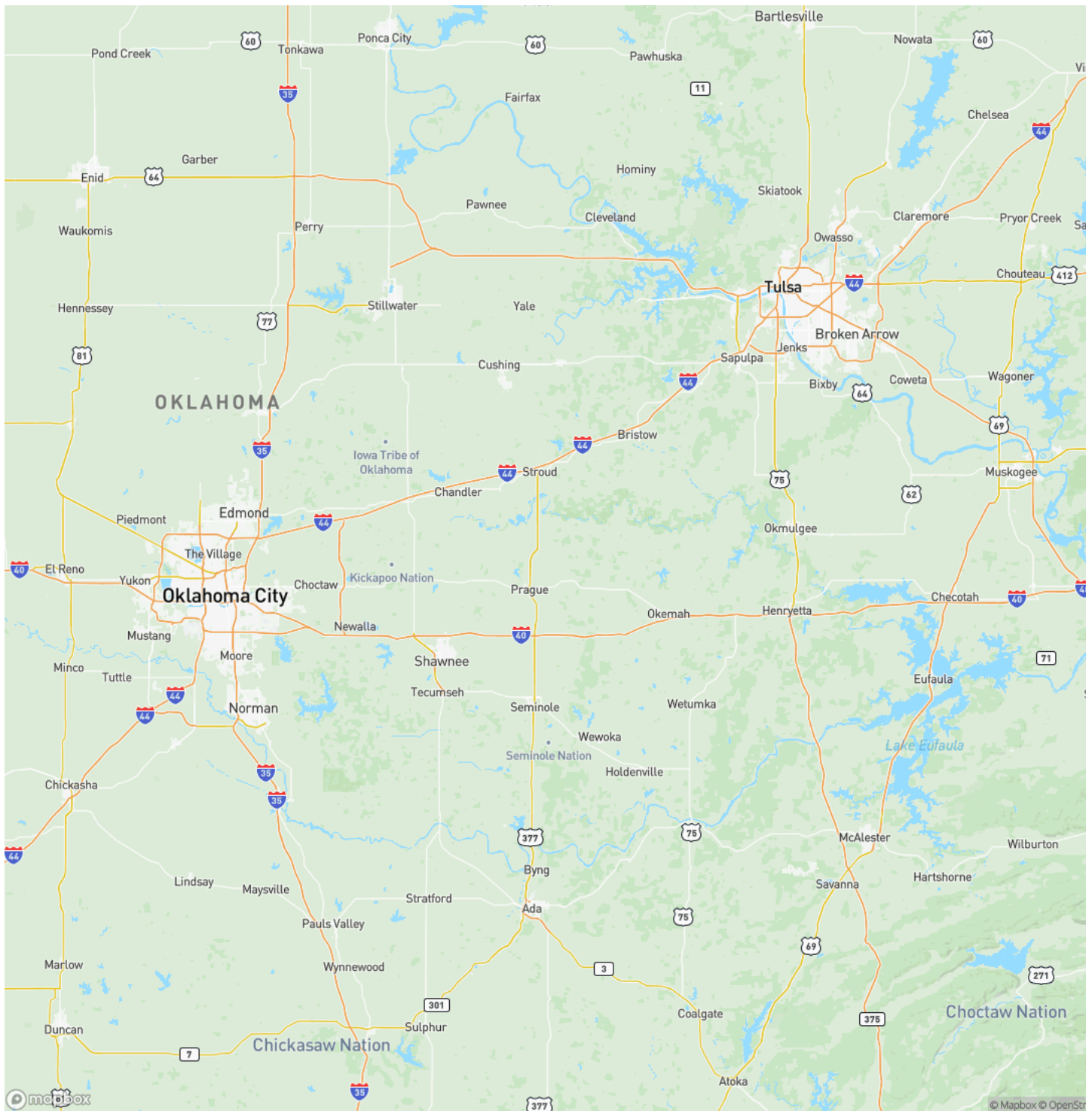
Build Site With Grazing Opportunities
Paden, OK / Okfuskee County



Locator Map



Locator Map



Satellite Map



Build Site With Grazing Opportunities

Paden, OK / Okfuskee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steele Schwonke

Mobile

(918) 424-6065

Email

steele.schwonke@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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



www.arrowheadlandcompany.com

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
(833) 873-2452
www.arrowheadlandcompany.com

