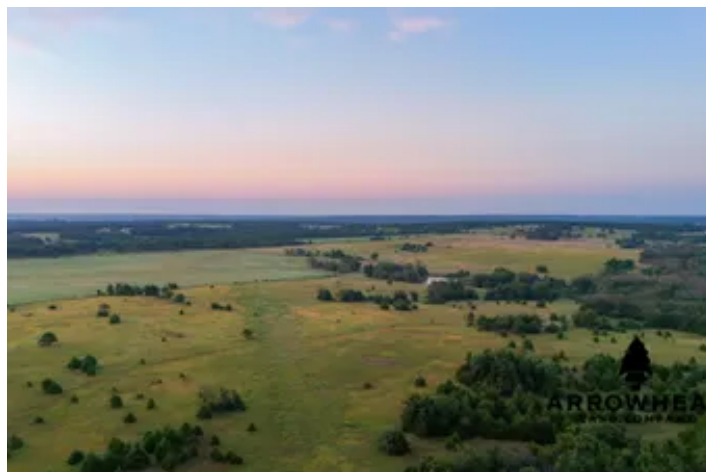
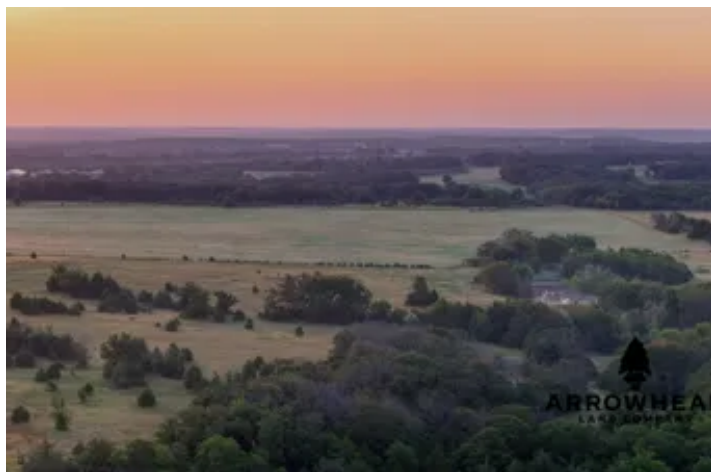


Pasture Grazing/Hunting Opportunity
TBD N Old 52ND RD
Paden, OK 74860

\$249,000
70± Acres
Okfuskee County



Pasture Grazing/Hunting Opportunity
Paden, OK / Okfuskee County

SUMMARY

Address

TBD N Old 52ND RD

City, State Zip

Paden, OK 74860

County

Okfuskee County

Type

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

Latitude / Longitude

35.562552 / -96.599059

Acreage

70

Price

\$249,000

Property Website

<https://arrowheadlandcompany.com/property/pasture-grazing-hunting-opportunity-okfuskee-oklahoma/59482/>



Pasture Grazing/Hunting Opportunity

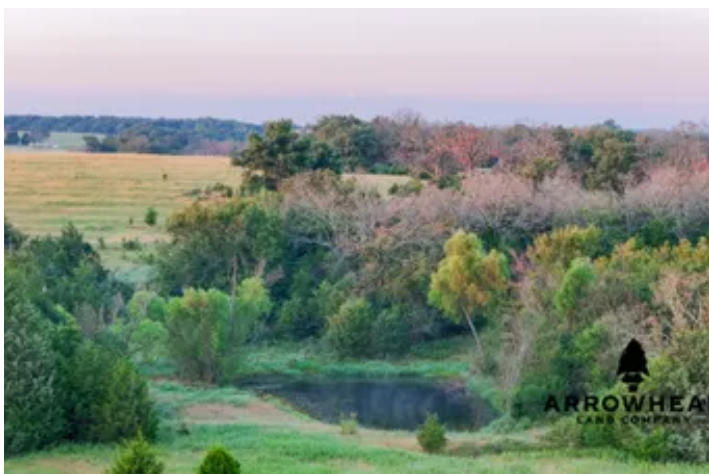
Paden, OK / Okfuskee County

PROPERTY DESCRIPTION

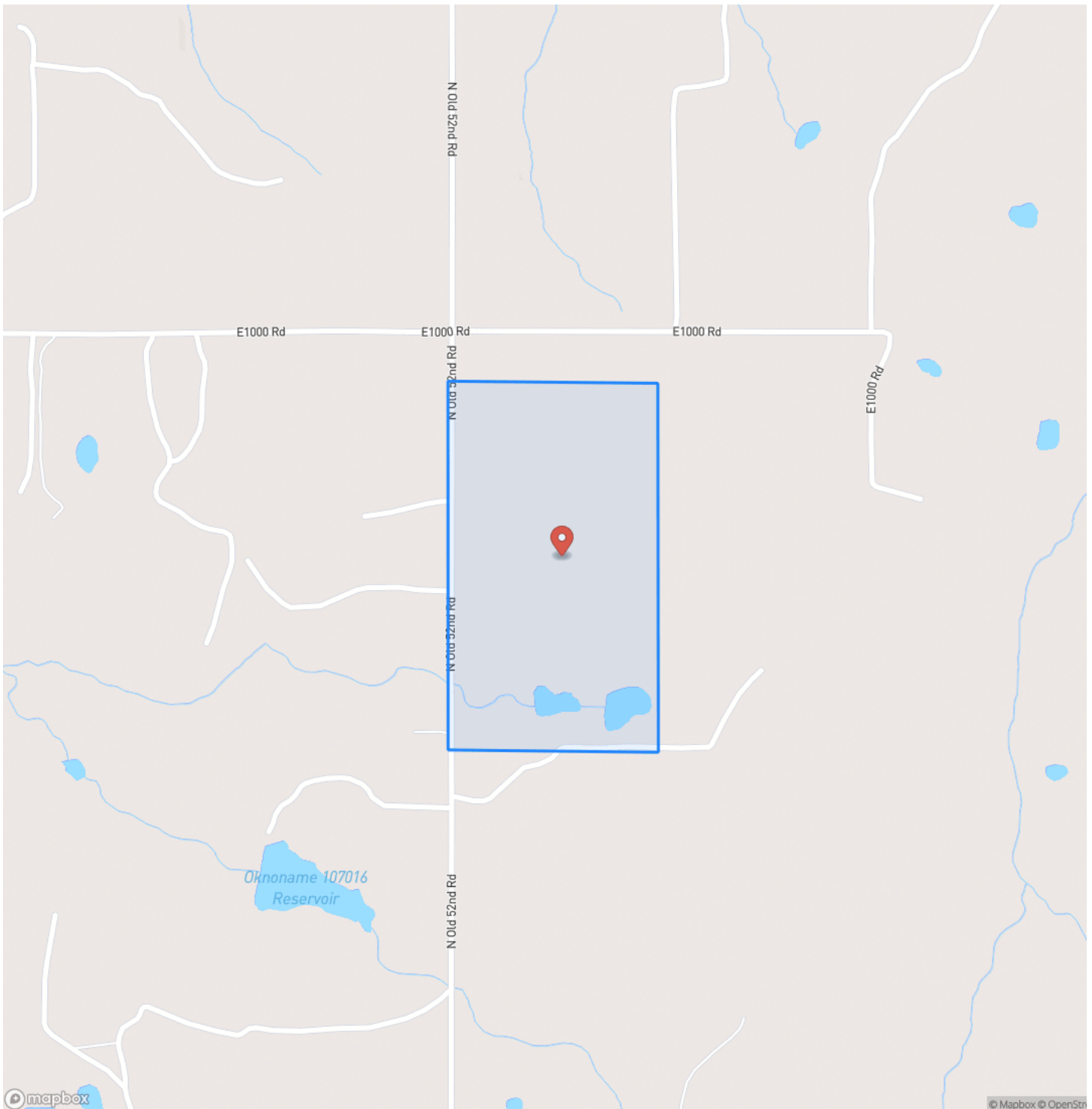
This beautiful tract is made up of wonderful native grass pastures that roll throughout the property, offering astounding views and grazing opportunities! There is timber dispersed around the property, providing shade for cattle during the summertime, as well as the potential to set up a couple of treestands to catch whitetails cruising through. The property features county road frontage on the west side, with power lines running along the fenceline. Two stocked ponds are located in the southern part of the tract, offering the opportunity to wet a line! Located just 15 minutes from Prague, OK, and roughly 1 hour and 5 minutes from OKC and Tulsa, the location provides convenient access to amenities. This is a great opportunity for anyone looking to expand their cattle operation, explore hunting opportunities, or find a beautiful home build site. 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).



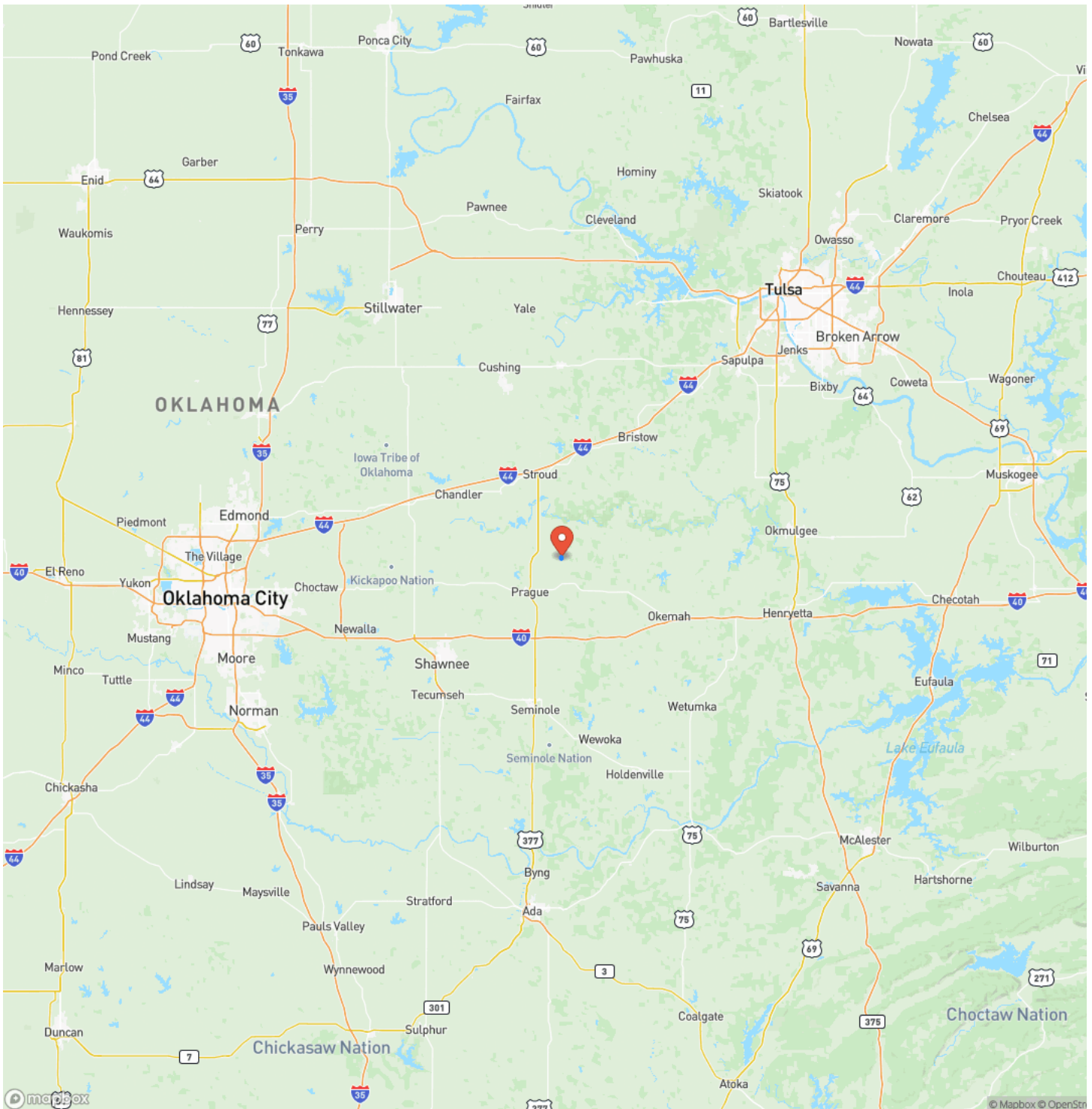
Pasture Grazing/Hunting Opportunity
Paden, OK / Okfuskee County



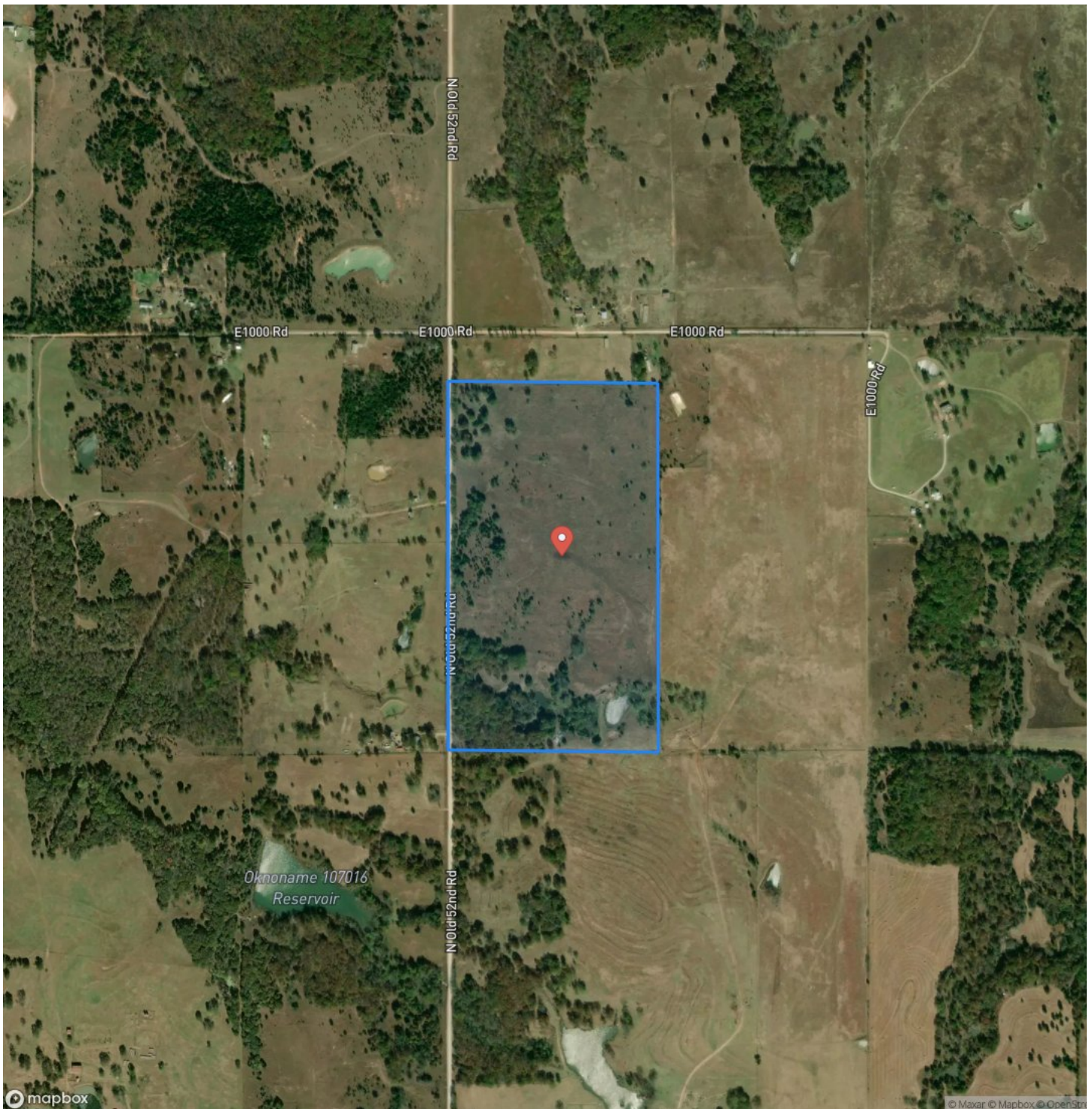
Locator Map



Locator Map



Satellite Map



Pasture Grazing/Hunting Opportunity

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

Depew, OK 74028

NOTES

[illegible]

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.



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