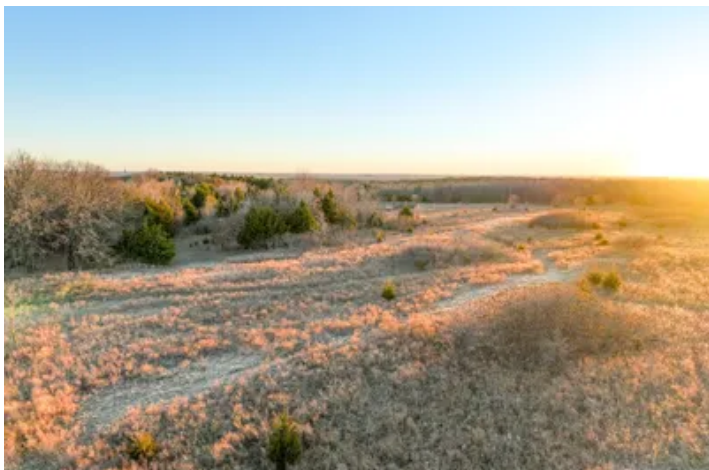


East Bend Farm
N 3610 Rd
Pawnee, OK 74058

\$165,000
40± Acres
Pawnee County



East Bend Farm
Pawnee, OK / Pawnee County

SUMMARY

Address

N 3610 Rd

City, State Zip

Pawnee, OK 74058

County

Pawnee County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

36.3643 / -96.5685

Acreage

40

Price

\$165,000

Property Website

<https://arrowheadlandcompany.com/property/east-bend-farm-pawnee-oklahoma/97226/>

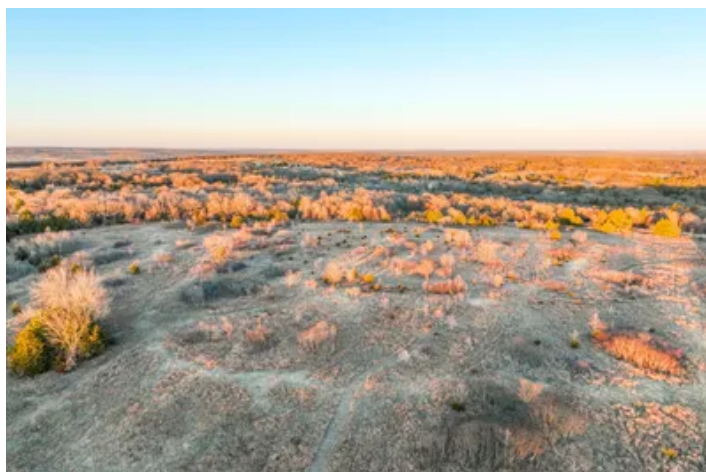
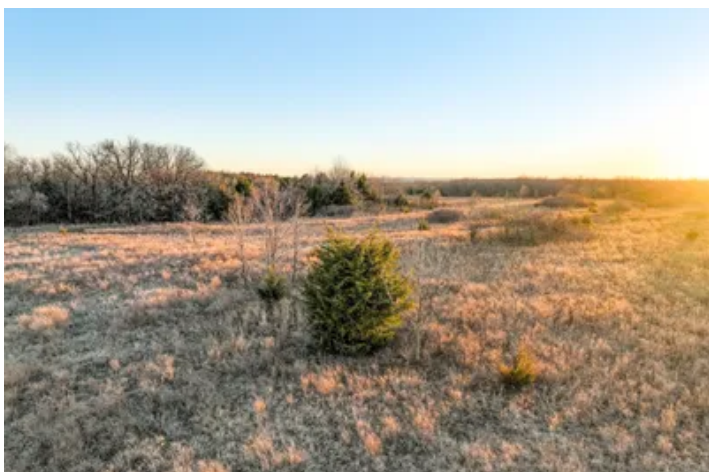
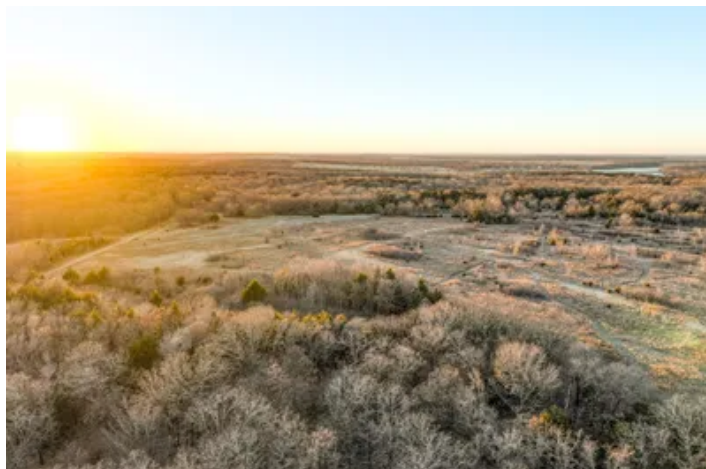


PROPERTY DESCRIPTION

This 40 +/- acre tract in Pawnee County offers an excellent mix of hardwood timber, cedar trees, native grasses, and thick shrub cover creating ideal habitat for deer, quail, and a variety of other wild game! The diverse terrain provides both cover and food sources, making it a well-balanced property for year-round wildlife use. Whether you're looking for a dedicated hunting property, a recreational retreat, or land to manage and improve, this farm delivers the natural features an outdoorsman looks for in a hunting property. Utilities nearby and plenty of room to establish food plots, trails, or a secluded camp, all while enjoying the peace and privacy of the country. East Bend Farm is located 16+/- miles from Cleveland, 19+/- miles from Pawnee and 50+/- miles from Tulsa. The 40 +/- acres directed west of this property is also available for purchase. 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.

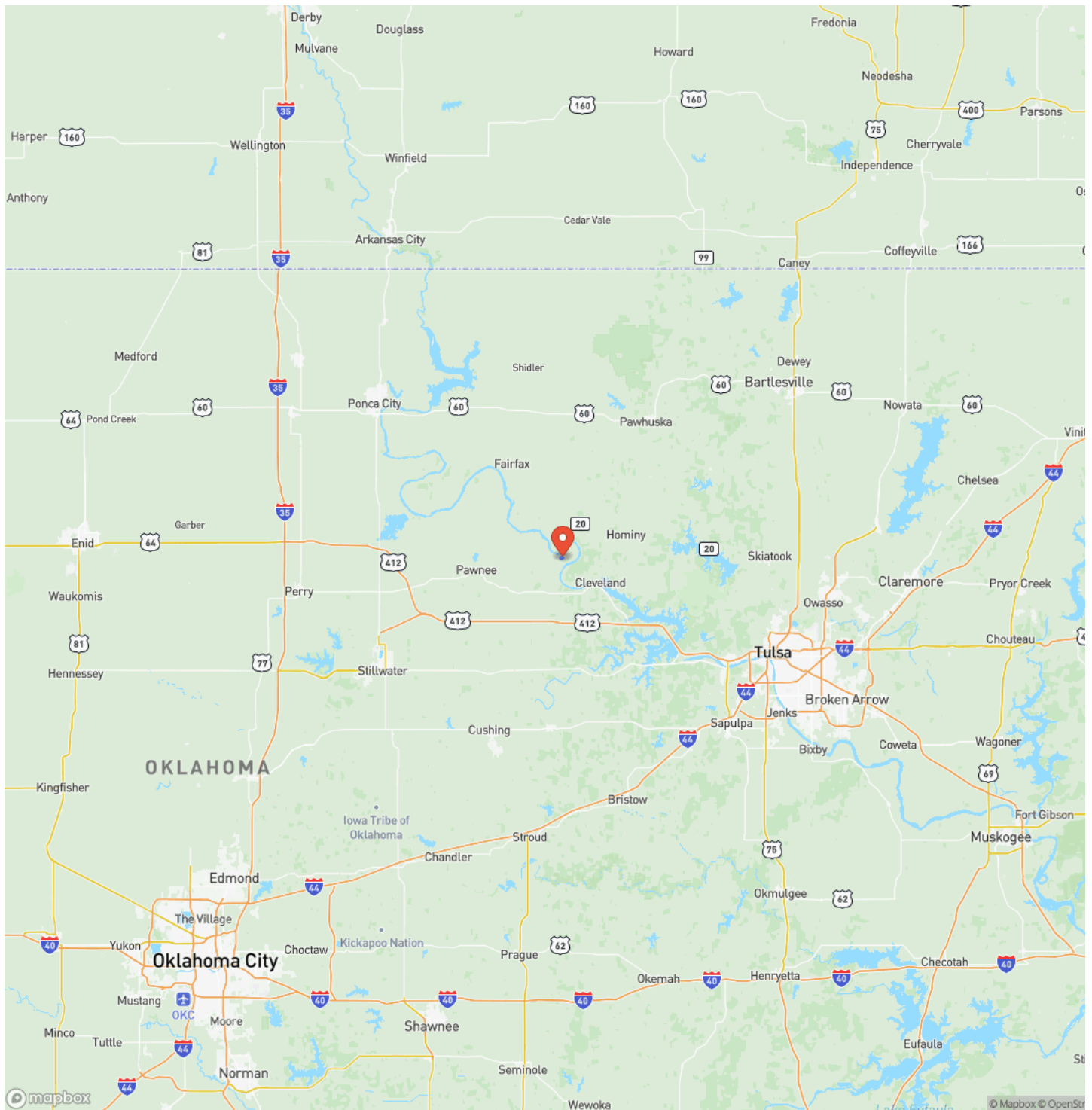
East Bend Farm
Pawnee, OK / Pawnee County



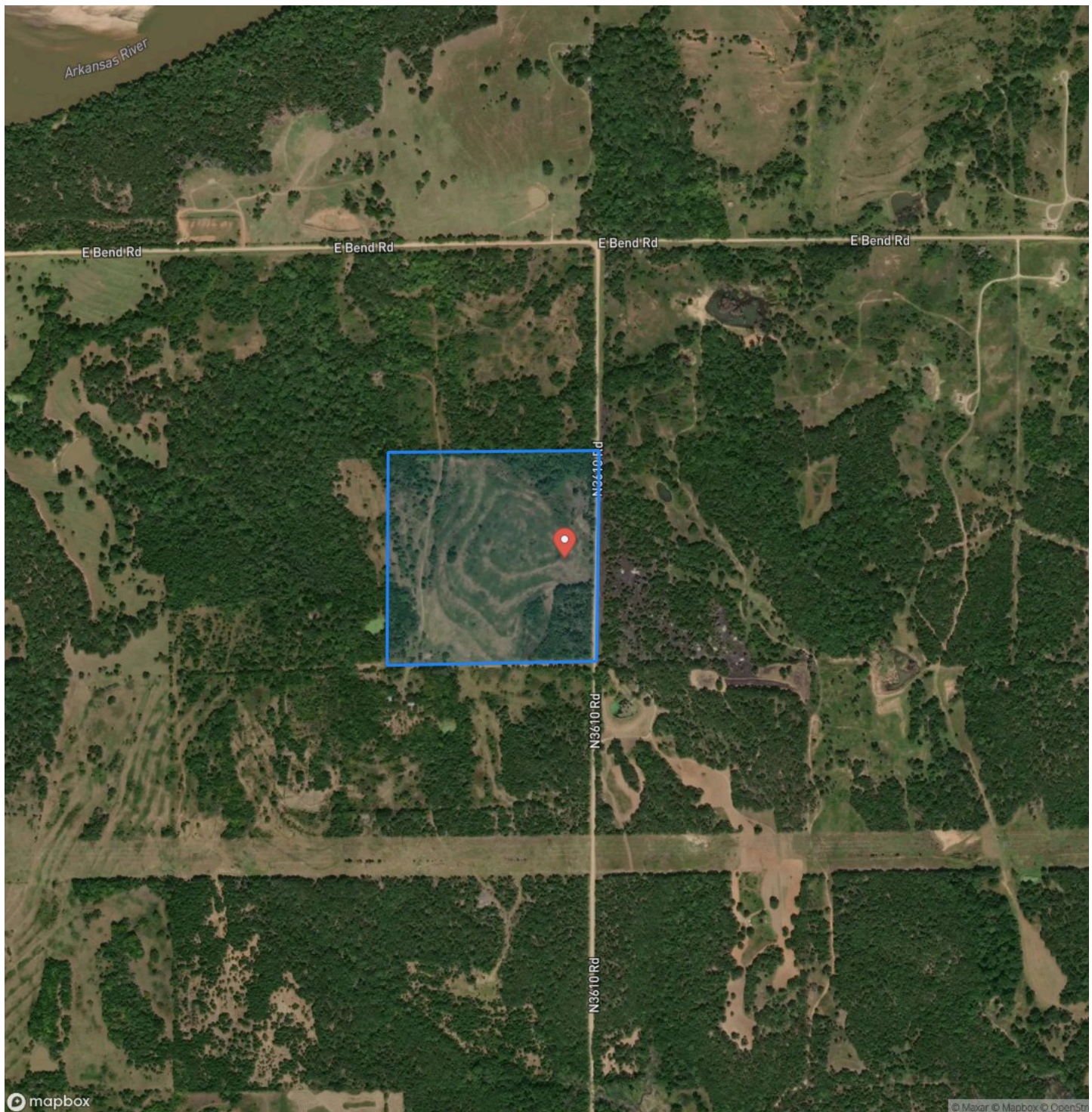
Locator Map



Locator Map



Satellite Map



East Bend Farm
Pawnee, 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

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.

[illegible]

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

