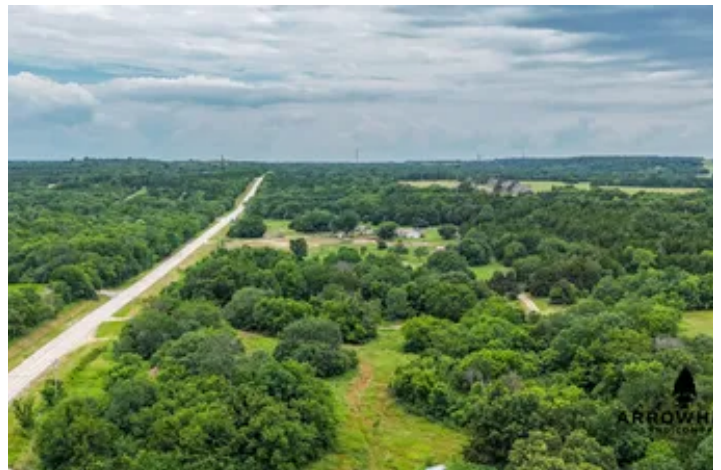


Potential Build Site with Timber
Veterans Memorial Highway
Jennings, OK 74038

\$60,000
4.950± Acres
Pawnee County



Potential Build Site with Timber Jennings, OK / Pawnee County

SUMMARY

Address

Veterans Memorial Highway

City, State Zip

Jennings, OK 74038

County

Pawnee County

Type

Undeveloped Land, Hunting Land, Recreational Land, Lot

Latitude / Longitude

36.2507 / -96.5688

Acreage

4.950

Price

\$60,000

Property Website

<https://arrowheadlandcompany.com/property/potential-build-site-with-timber-pawnee-oklahoma/57619/>



Potential Build Site with Timber Jennings, OK / Pawnee County

PROPERTY DESCRIPTION

If you are looking for a potential build site that stands out from most other lots, don't miss your chance to check out this one in Pawnee County! This property features open land for building while also having some beautiful timber that will give you an amazing rural living experience. There is electricity and a water well, plus rural water available, so this place checks all the boxes for somewhere to build your dream home. With easy highway access and a perfect spot for a paved driveway, living in a rural place can be more practical. This is also a place where you will be able to enjoy hunting or viewing wildlife, with state land across the road acting as a sanctuary. While walking the property, you will see deer sign, as well as a plethora of small game species. The rustic-looking barn on the property could be fixed up into something special with the right vision and some planning. This place can be the blank canvas you have been looking for, and with a little bit of work there is no telling how incredible the place could be. It is just 40+/- minutes from Stillwater, 18+/- minutes from Pawnee, and 35+/- minutes from Tulsa. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Josh Claybrook at [\(918\) 607-1006](tel:9186071006).



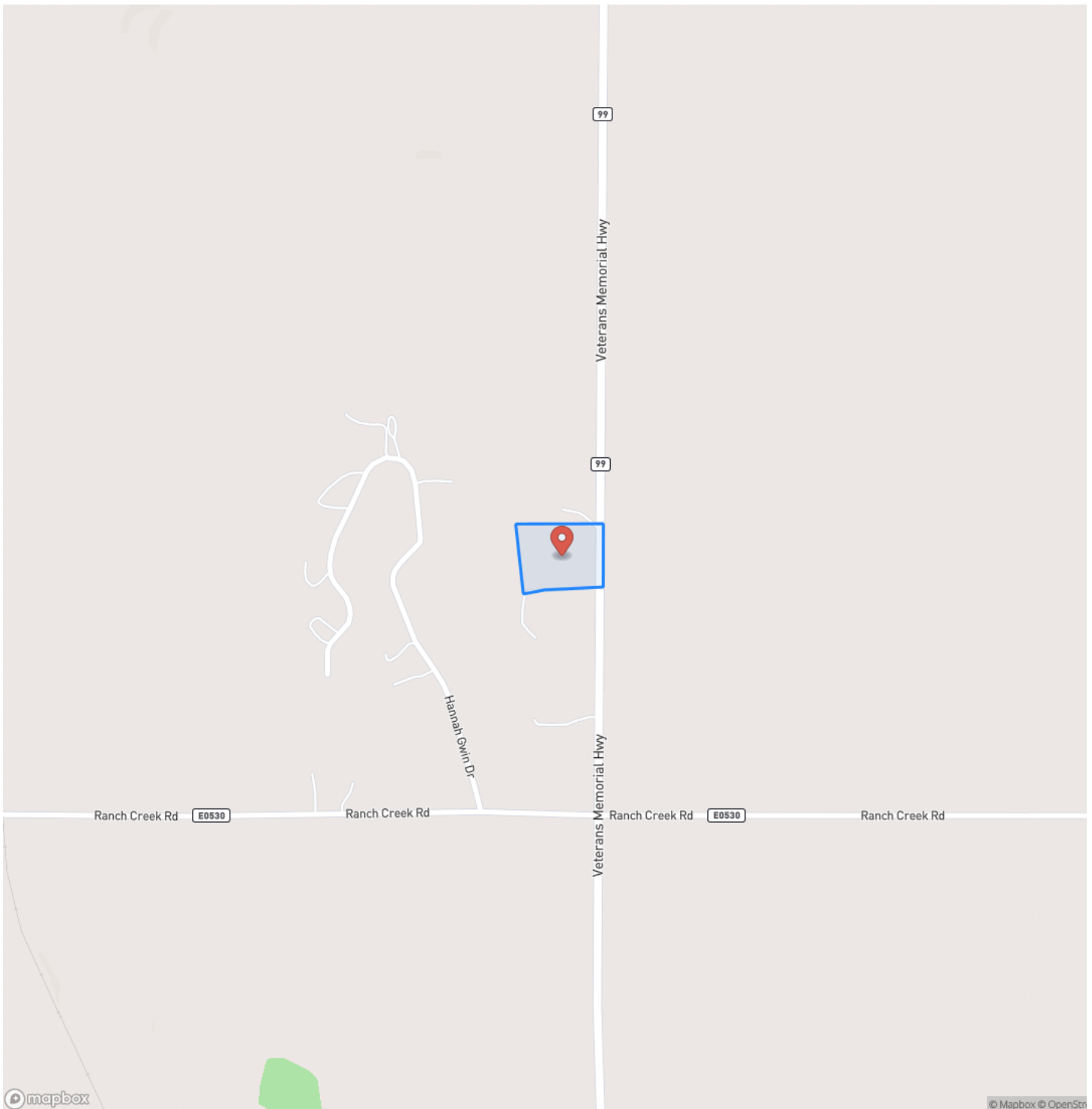
Potential Build Site with Timber
Jennings, OK / Pawnee County



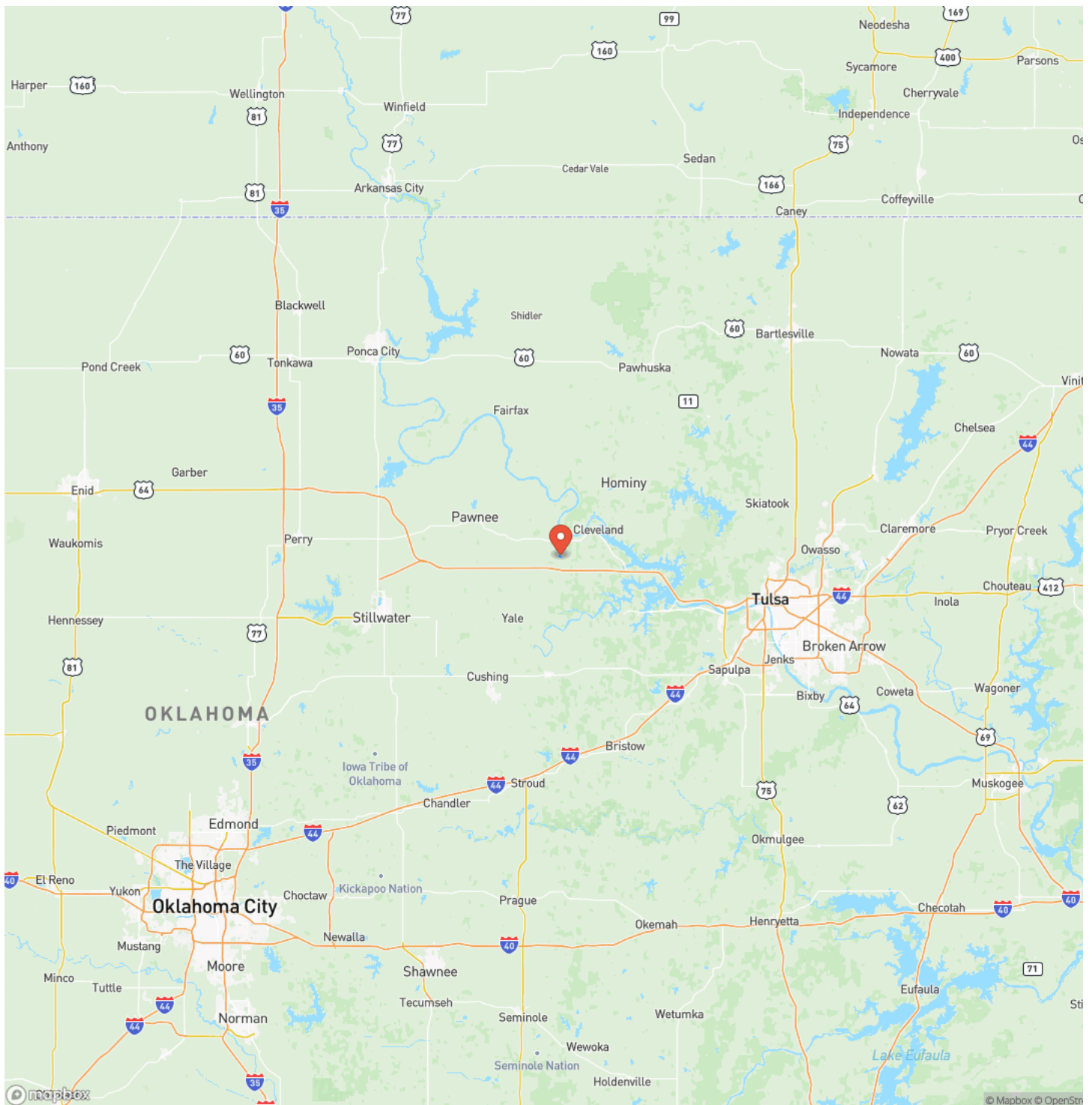
MORE INFO ONLINE:

www.arrowheadlandcompany.com

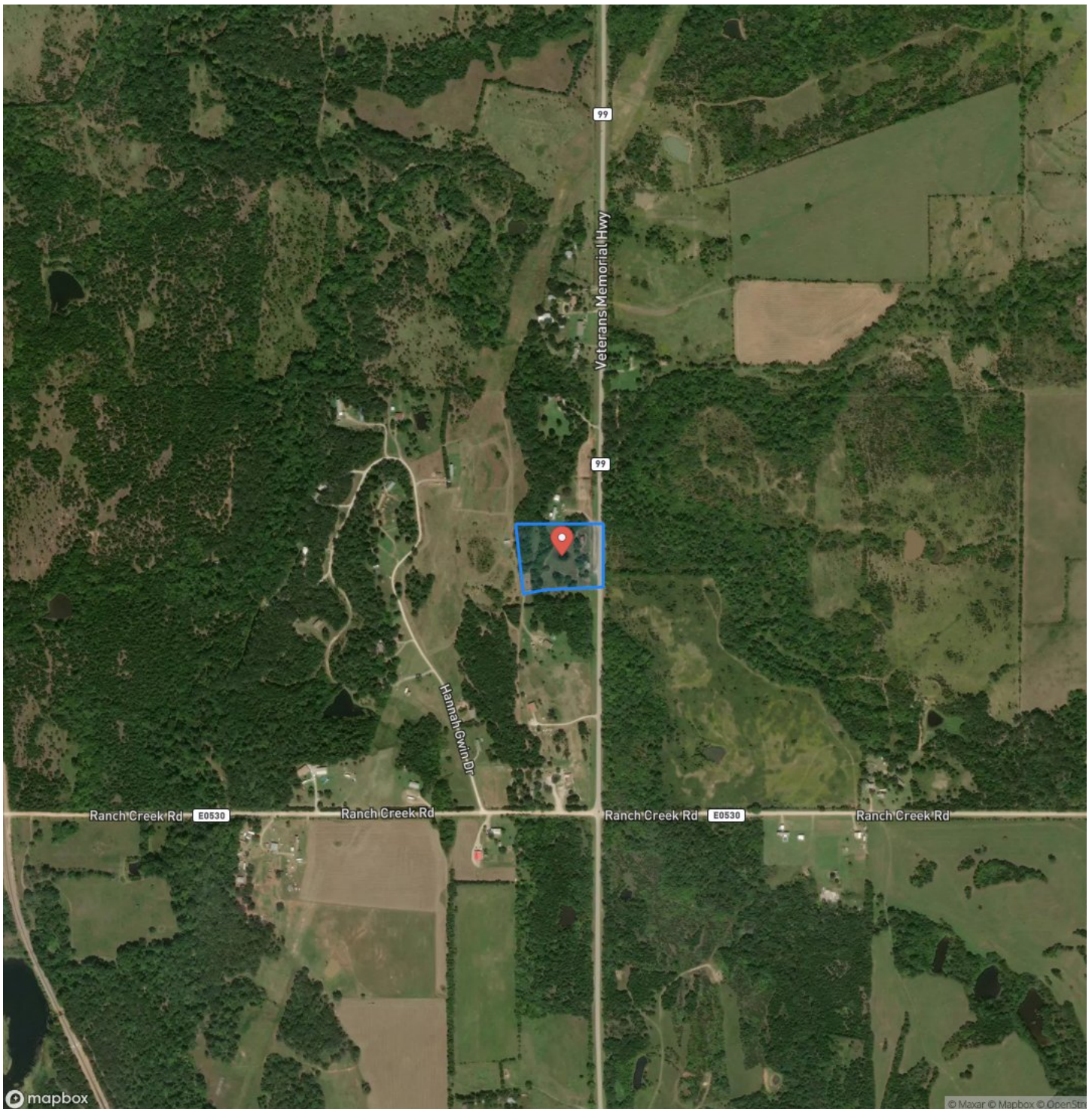
Locator Map



Locator Map



Satellite Map



Potential Build Site with Timber Jennings, OK / Pawnee County

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

[illegible]

This image shows a single sheet of white paper with horizontal blue 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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

