

Tract 6 East Bend River Farm
0000 East Bend Rd
Blackburn, OK 74058

\$98,000
20± Acres
Pawnee County



Tract 6 East Bend River Farm
Blackburn, OK / Pawnee County

SUMMARY

Address

0000 East Bend Rd

City, State Zip

Blackburn, OK 74058

County

Pawnee County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

36.368 / -96.569

Acreage

20

Price

\$98,000

Property Website

<https://arrowheadlandcompany.com/property/tract-6-east-bend-river-farm-pawnee-oklahoma/106640/>

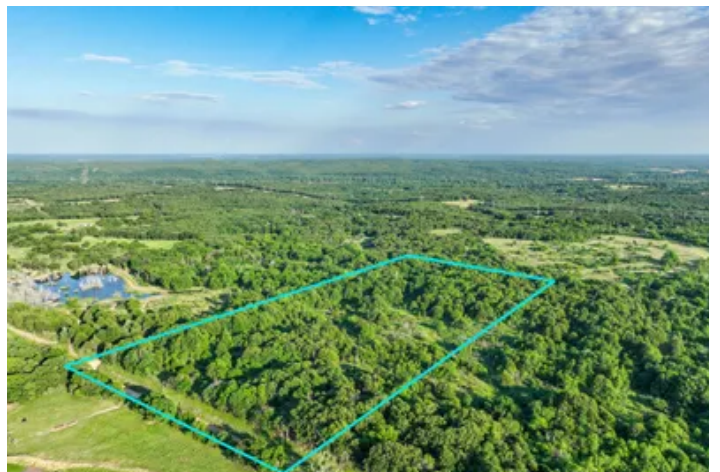


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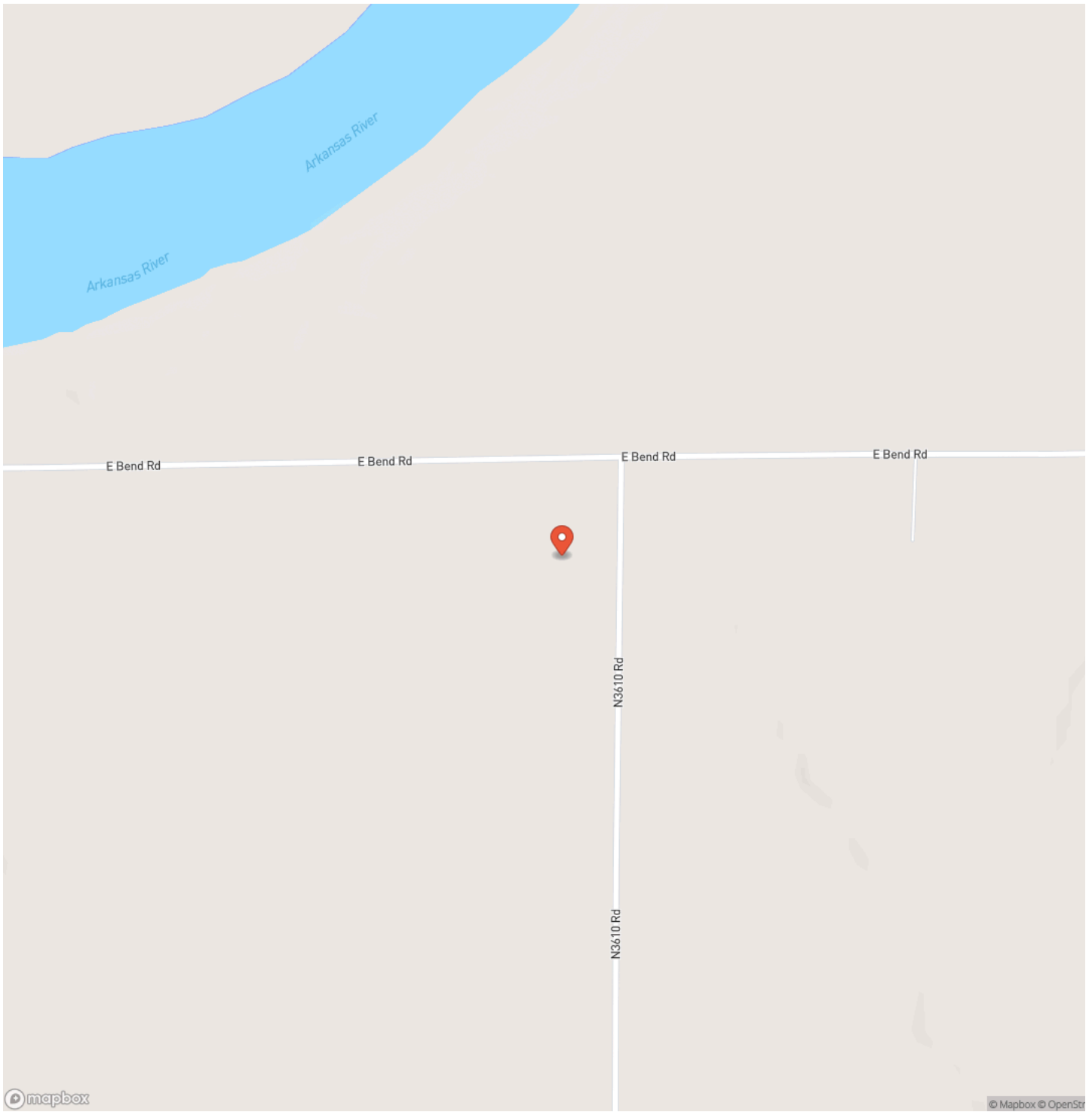
PROPERTY DESCRIPTION

Here is a 20+/- acre Pawnee County property that delivers everything a serious hunter or recreational land buyer is looking for! Tract 6 of the East Bend River Farm is predominantly timbered with a solid mix of hardwoods and native persimmon trees, built for whitetail deer, offering the browse, soft mast, and thermal cover that keeps deer on the property from early season, through the rut and beyond. Open meadows combine with the timber at natural intervals, creating the kind of edge habitat that concentrates wildlife movement and gives you options when it comes to stand and blind placement. Wildlife diversity here goes well beyond whitetail. A healthy hog population and native quail round out the hunting opportunities and ensure there's something to pursue throughout the entire season. Whether you're chasing deer in November, running hogs in the off-season, or walking quail behind a dog in December, this farm keeps you busy! Perhaps the biggest calling card of this property is its proximity to the Arkansas River; just 600+/- yards away! Sitting this close to one of Oklahoma's major river systems translates directly to wildlife, funneling deer, turkey, and other game through the property as they travel the river corridor. Electric is already on-site, removing one of the biggest hurdles for buyers looking to add a cabin or permanent camp. Water is available nearby, and the property is partially fenced, a solid foundation to build from. At 20 +/- acres, this is a low-maintenance, high-reward tract that's ready to hunt from day one. This farm is located 16+/- miles from Hominy, 18+/- miles from Pawnee and 51+/- miles from Tulsa! 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.

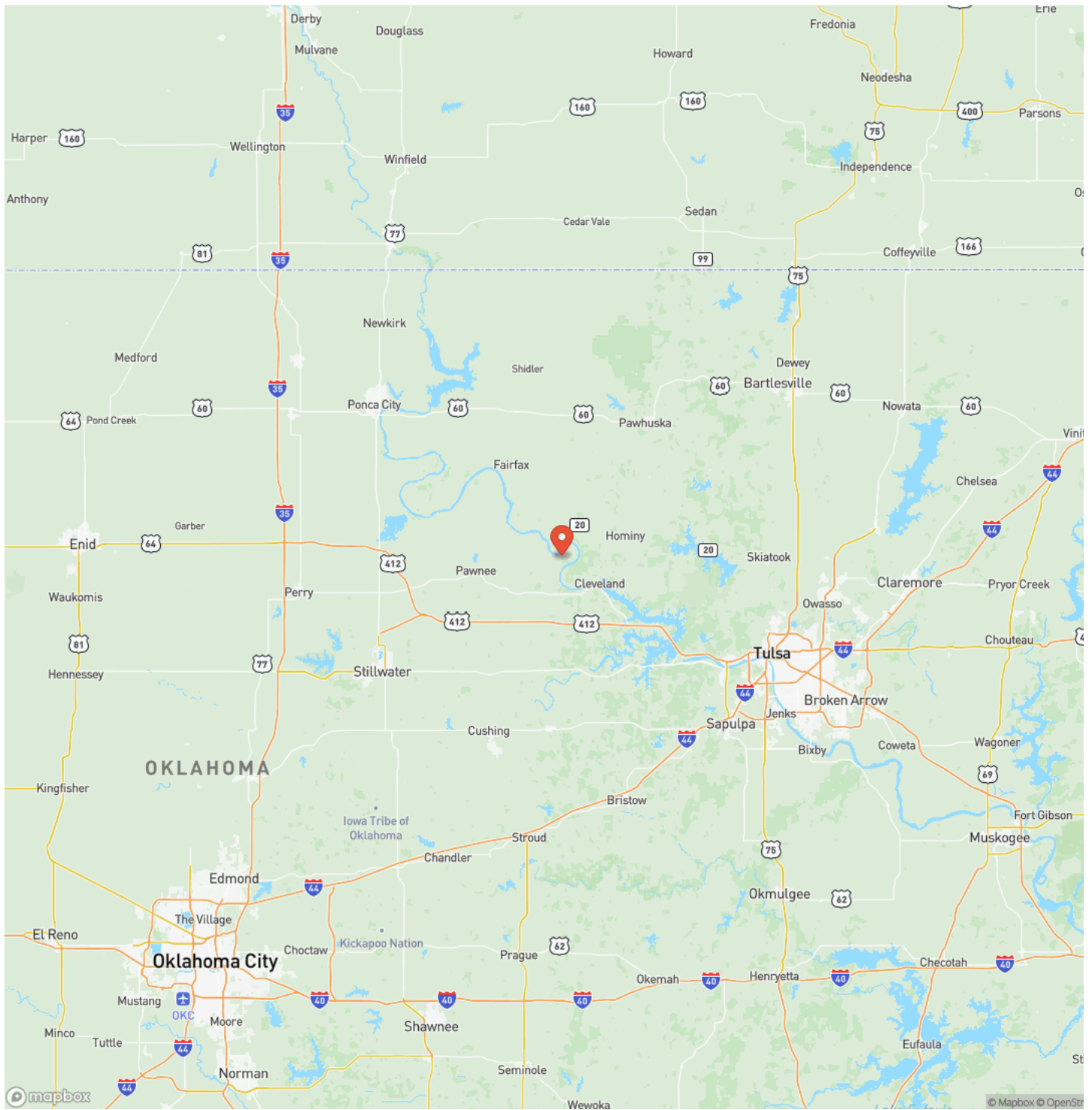
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Locator Map



Locator Map



Satellite Map



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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