

The Deer Factory
40400 S. 35000 RD
Ralston, OK 74650

\$885,000
240± Acres
Pawnee County



The Deer Factory
Ralston, OK / Pawnee County

SUMMARY

Address

40400 S. 35000 RD

City, State Zip

Ralston, OK 74650

County

Pawnee County

Type

Hunting Land, Ranches, Recreational Land, Residential Property, Timberland, Single Family

Latitude / Longitude

36.438366 / -96.757672

Dwelling Square Feet

1792

Bedrooms / Bathrooms

3 / 2

Acreage

240

Price

\$885,000

Property Website

<https://arrowheadlandcompany.com/property/the-deer-factory-pawnee-oklahoma/60302/>



PROPERTY DESCRIPTION

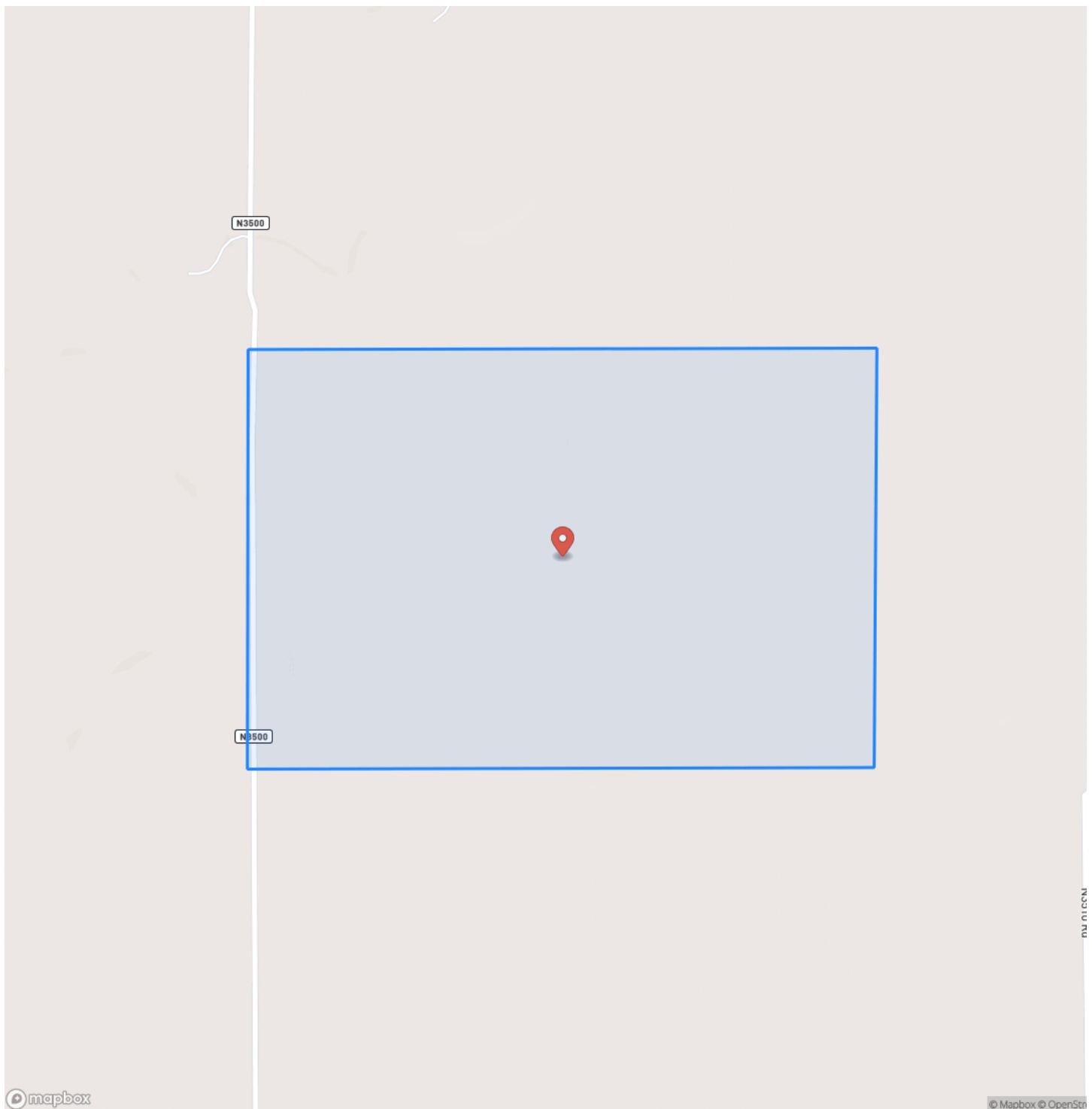
The Pawnee Deer Factory is just that. A meticulously maintained 240 +/- acre hunting paradise in northern Pawnee County less than two miles west of the Arkansas River and just south of Coal Creek. As you make your way up the quarter mile long driveway you quickly realize this isn't just any ol hunting farm. One look at the manicured homesite and you can tell how much pride the sellers have taken in keeping this place looking like something you would see on a postcard. The modular home is 1,792 sq ft and has three bedrooms and two and a half bathrooms. The roof has been upgraded to a 50-year roof and the floors have been upgraded to a composite wood floor throughout the home. Water is supplied to the home via a 5025-gallon cistern that is continually refilled by an elaborate rainwater collection system the sellers have in place. The home and 40 x 60 barn are all electric, the home has central heat and air, internet is currently provided via Starlink, and there is an aerobic system in place with sprinklers to help keep the homesite looking like a golf course. Covered parking is provided by an oversized 28 x 30 carport and there is a newly installed storm shelter just south of the home as well. The land has just about everything you could want from a hunting standpoint with almost the entire farm being huntable wildlife habitat. Two stocked ponds, deep draws, dense grasses, mature timber, food plots, and all the seclusion you could want help make this property a literal deer factory. The specific location of the farm is unique in a sense that there are hundreds of acres of tillable ground to the north, east, and west, providing ideal summer food for the deer herd in this area and specifically the big bucks Pawnee County has become known for. The combination of this farm being made up of almost all habitat, the cropland in the area, the Arkansas River just to the east, and Coal Creek being just to the north, inevitably make this one of the most premier recreational properties on the market in this area. The trail cam pics don't lie! Don't let the opportunity to own this one-of-a-kind place pass you by, make the call to set up your private showing today! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Tony Cerar at [\(918\) 671-8937](tel:9186718937).



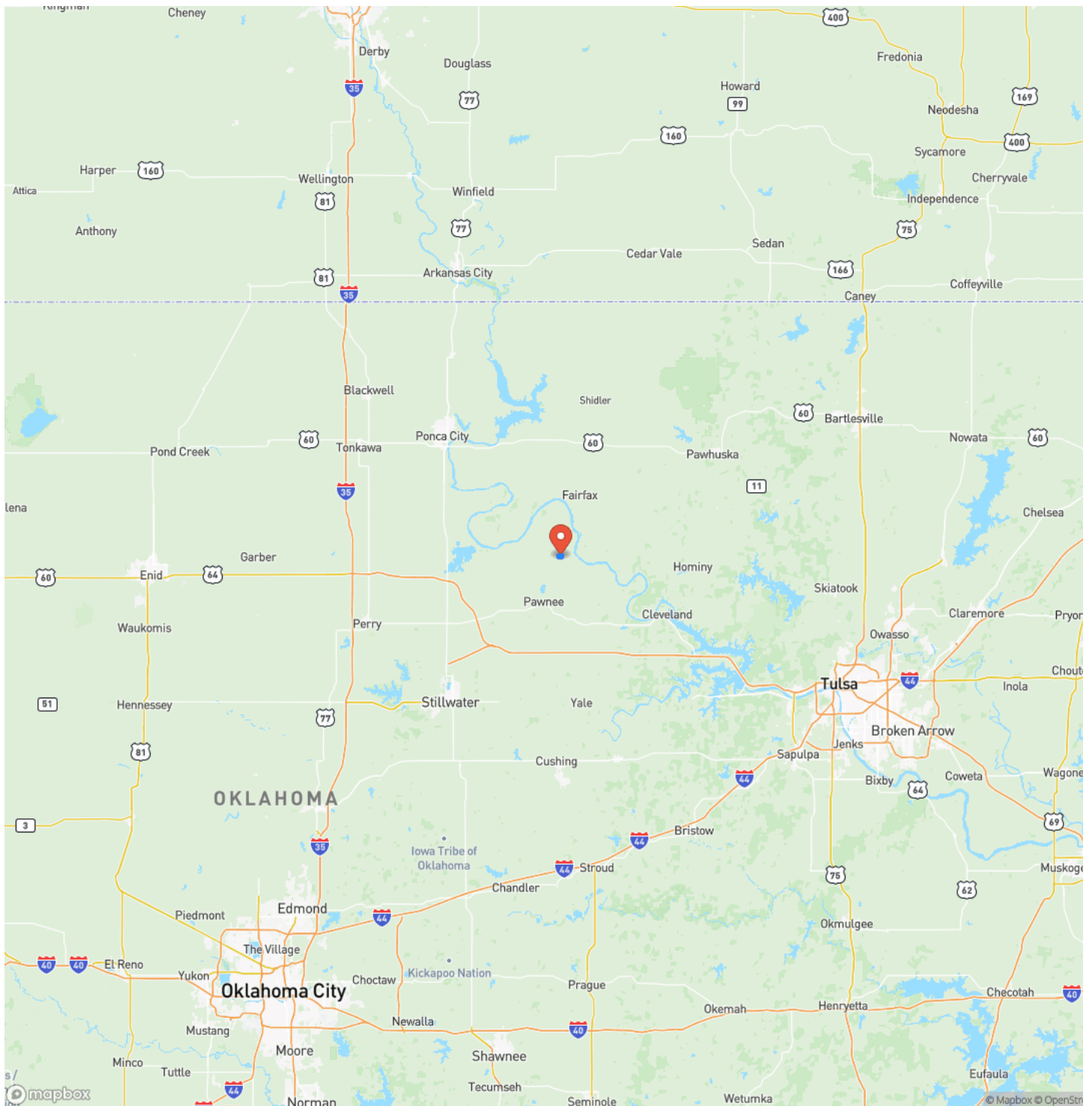
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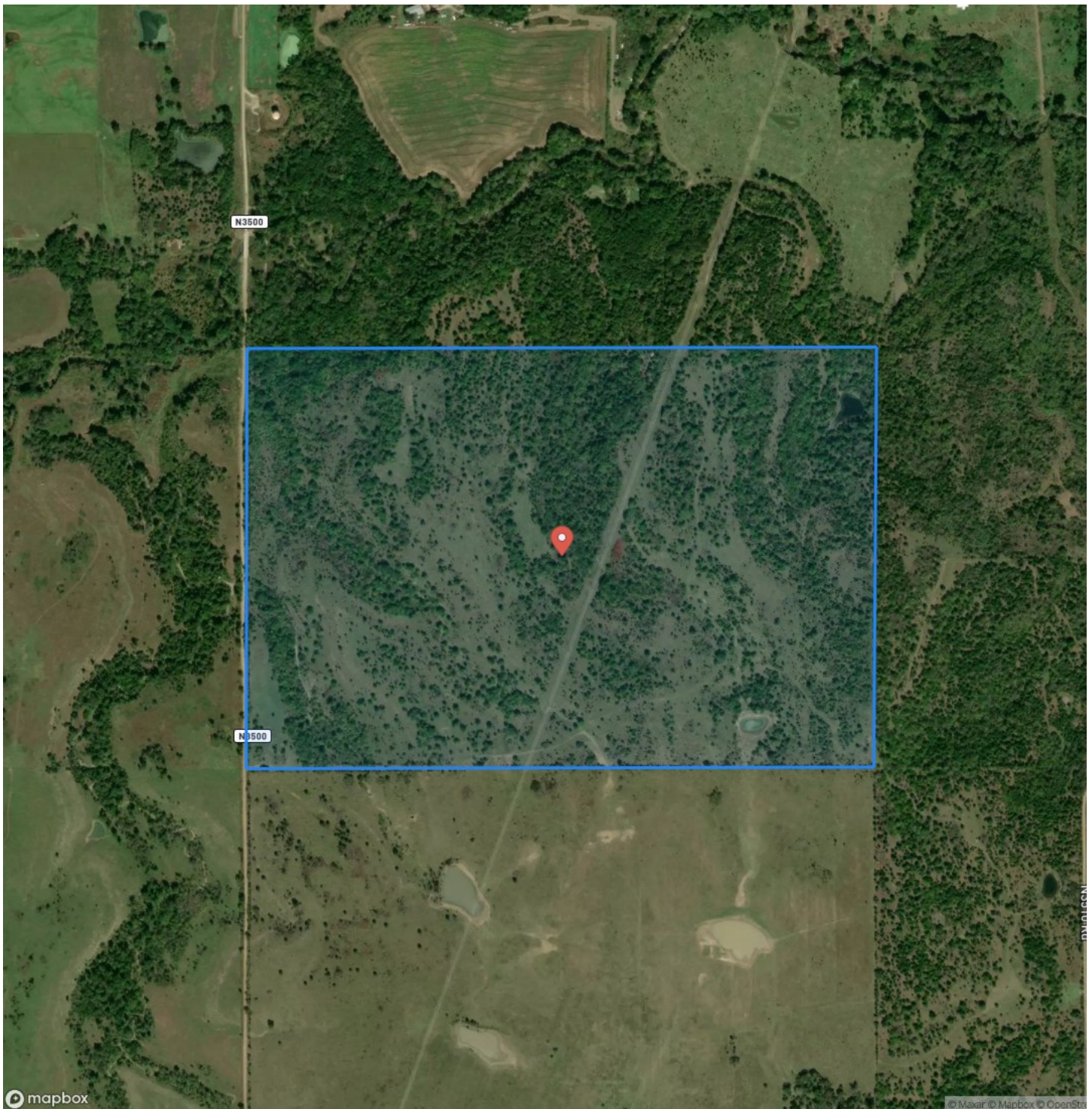
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Tony Cerar

Mobile

(918) 671-8937

Email

tony.cerar@arrowheadlandcompany.com

Address

City / State / Zip

Broken Arrow, OK 74012

NOTES

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DISCLAIMERS

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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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