

Southern Pecan Bottom Ranch
N3410 Rd
Chandler, OK 74834

\$445,500
160± Acres
Lincoln County



Southern Pecan Bottom Ranch
Chandler, OK / Lincoln County

SUMMARY

Address

N3410 Rd

City, State Zip

Chandler, OK 74834

County

Lincoln County

Type

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

Latitude / Longitude

35.6123 / -96.9243

Acreage

160

Price

\$445,500

Property Website

<https://arrowheadlandcompany.com/property/southern-pecan-bottom-ranch-lincoln-oklahoma/58741/>



PROPERTY DESCRIPTION

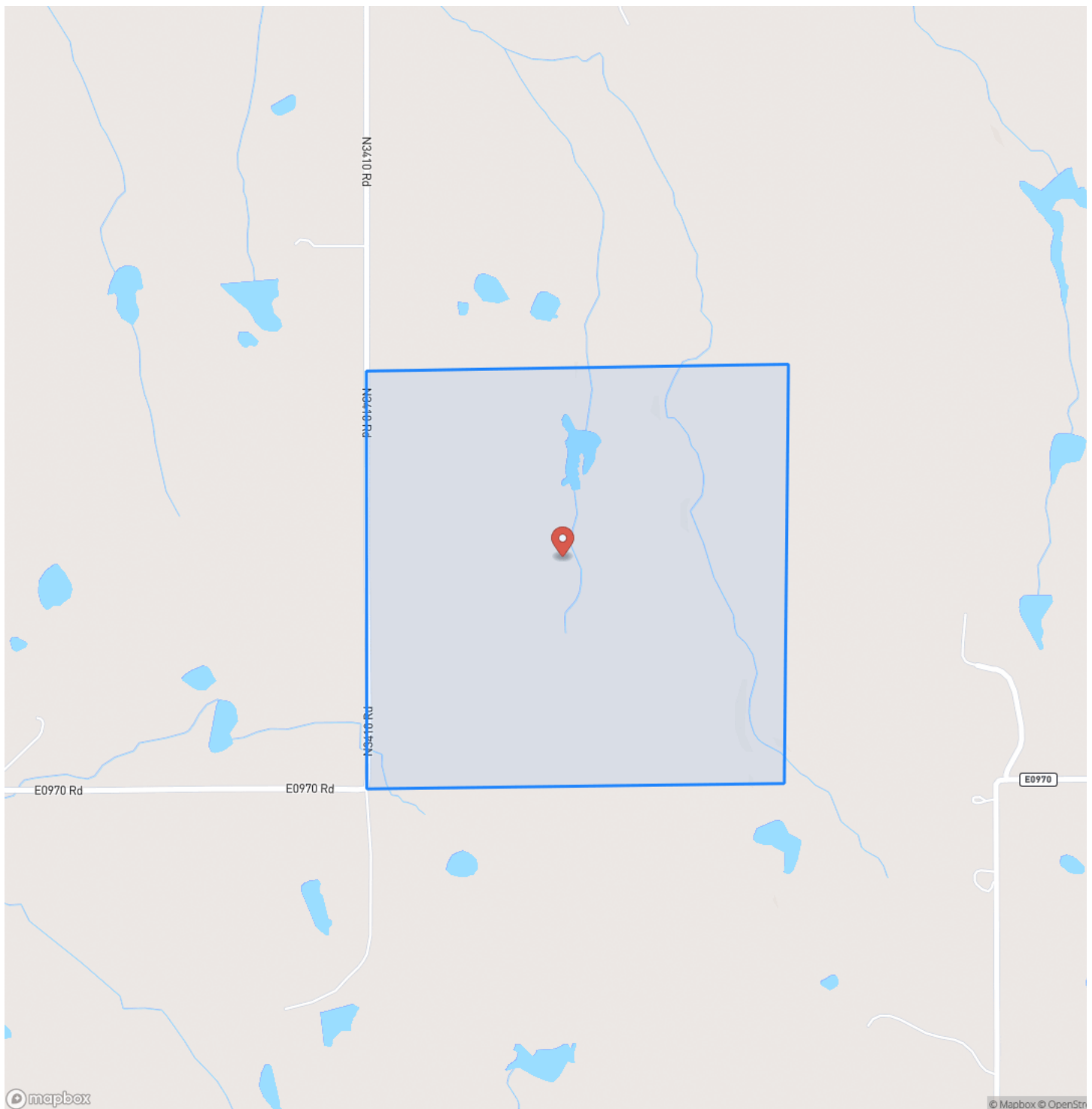
Welcome to the Southern Pecan Bottom Ranch! This property spans over 160 acres, and is one of the most impressive ranches you will find and located in one of the hottest markets in the state. As you enter, you'll be greeted with rolling topography, enriched native and improved grasses, and mature timber in the pecan bottoms. The Bermuda bottoms and native upland prairie provides incredible grazing opportunities accompanied with a western feel. This ranch is a profitable fit for the cow calf producer or stocker operator that wants to take in cattle on the gain. Wildlife enthusiasts will be thrilled with the abundance of deer, turkeys, and other wildlife on the ranch. Notably, the property has not been hunted in 30 years, making the wet weather creek bottoms perfect for holding mature whitetails. With a bit of work and the right plan, you could transform this into your dream hunting farm. The ranch features good perimeter fencing, nice gates, and easy road access. There's a nice pond perfect for fishing or enjoying the sunrise, and another small pond, ensuring no shortage of water for cattle or wildlife. Conveniently located just 10 minutes from Chandler, 35 minutes from Shawnee, and 50 minutes from OKC, you can enjoy the rural experience without being too far from town. 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).



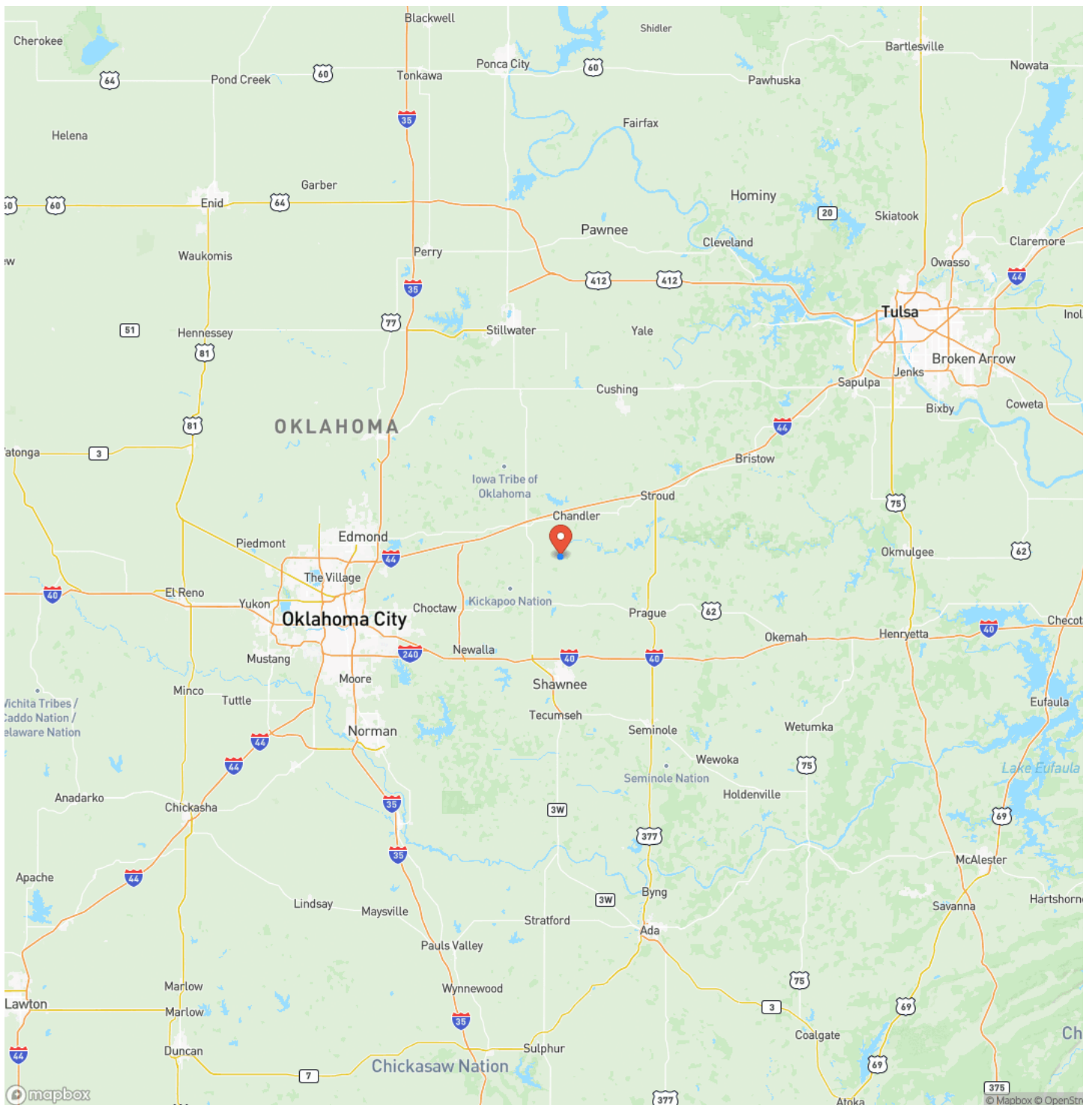
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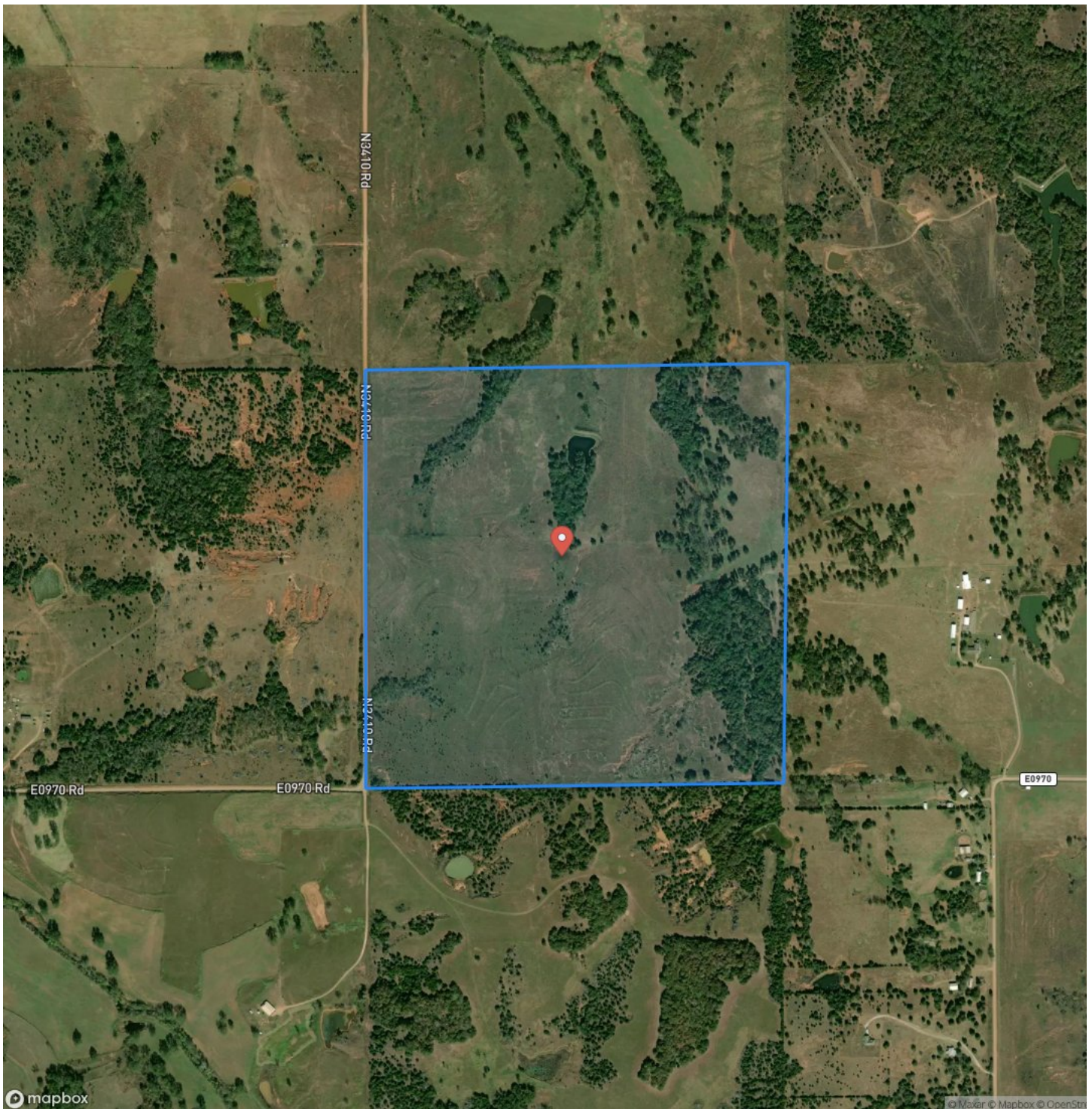
Locator Map



Locator Map



Satellite Map



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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.



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

