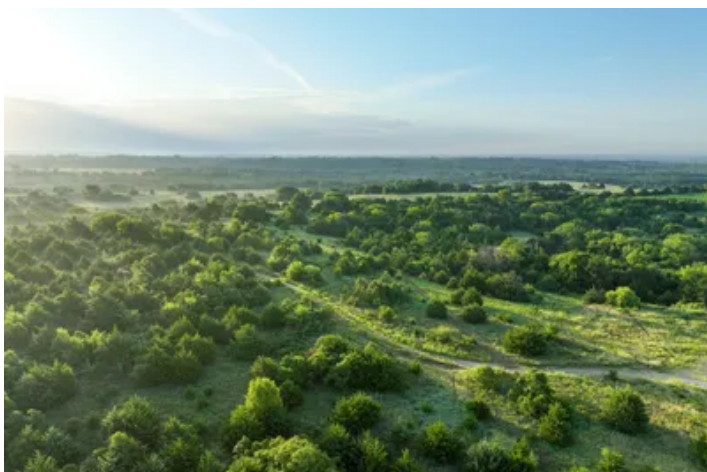


Highway 18 Rec Farm
00 Hwy 18
Pawnee, OK 74085

\$249,000
60± Acres
Pawnee County



Highway 18 Rec Farm
Pawnee, OK / Pawnee County

SUMMARY

Address

00 Hwy 18

City, State Zip

Pawnee, OK 74085

County

Pawnee County

Type

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

Latitude / Longitude

36.1651 / -96.7830

Acreage

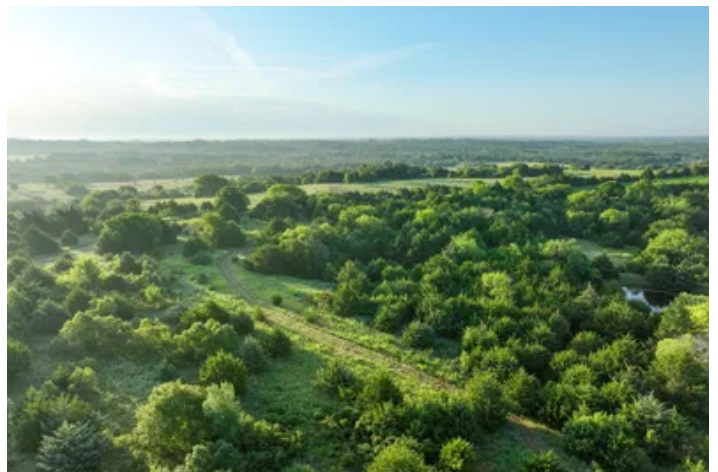
60

Price

\$249,000

Property Website

<https://arrowheadlandcompany.com/property/highway-18-rec-farm-pawnee-oklahoma/112808/>

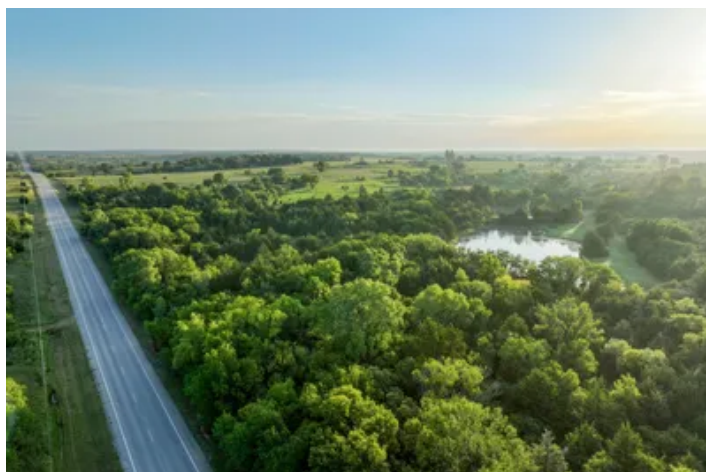


PROPERTY DESCRIPTION

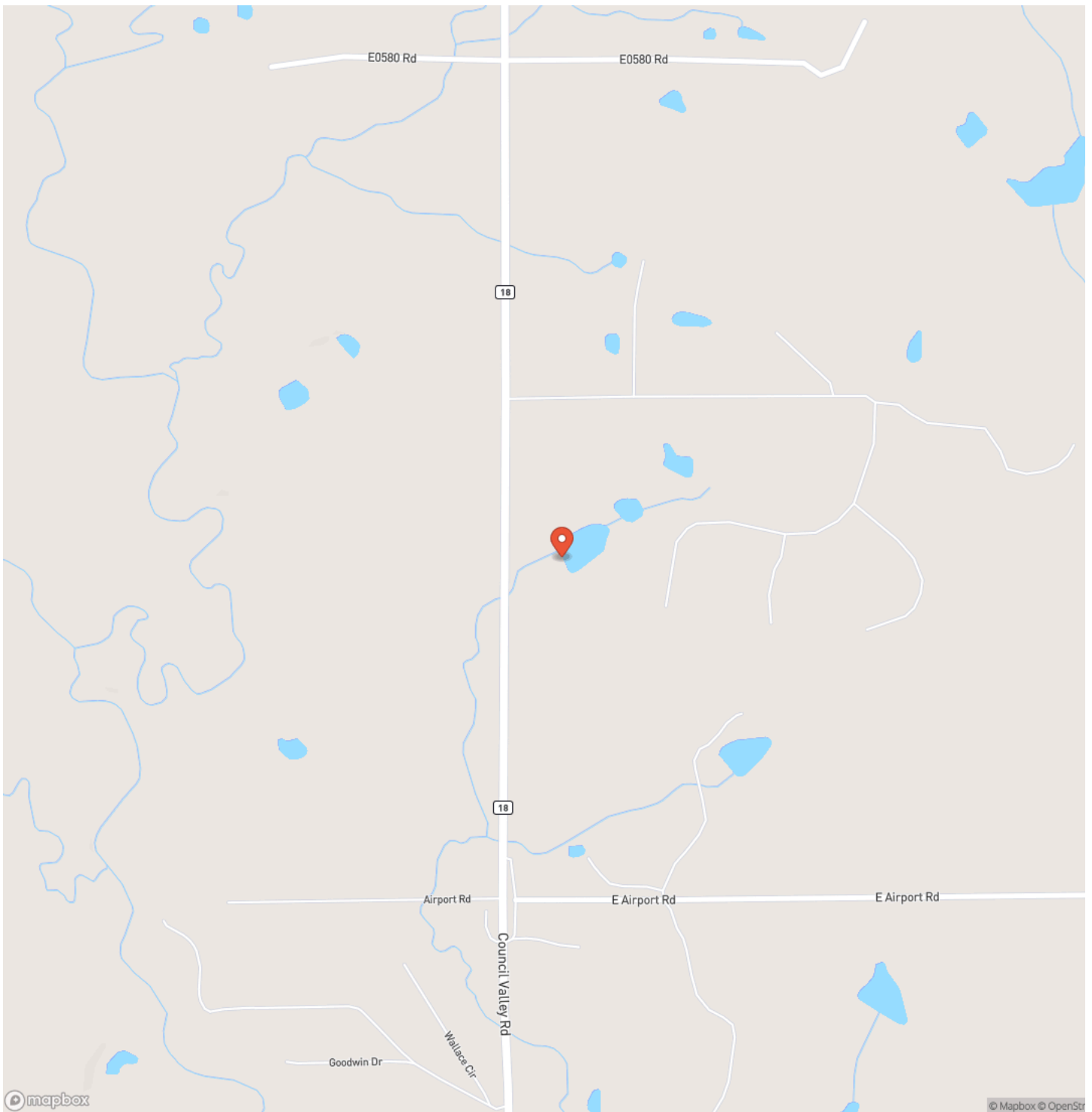
Take a look at this incredible recreation farm just off of Highway 18! This 60+/- acre tract in Pawnee County offers seclusion, wildlife habitat, and future homesite potential! With highway frontage and utilities available at the road, this property provides convenient access while maintaining the privacy and natural beauty of country living. The landscape features a mix of cedar, hardwood, and persimmon trees, creating excellent habitat for wildlife throughout the property. Small native grass meadows, scattered plum thickets, and pockets of thick timber provide exceptional cover, browse, and bedding areas for whitetail deer. A trail system winds throughout the property, allowing easy access to hunting locations, ponds, and various habitat types. Three stocked ponds are located on the tract, offering fishing opportunities and dependable water sources for wildlife. One of the larger ponds has excellent potential as a duck hunting destination, attracting waterfowl during migration while also holding nesting wood ducks in the spring and summer adding to the property's recreational appeal. One of the most unique features of this property is its location adjacent to state-leased land, helping preserve the area's natural character and providing peace of mind that neighboring development is unlikely. The combination of diverse habitat, abundant water, and surrounding open space creates an ideal environment for deer, waterfowl, and other wildlife. Whether you're looking for a hunting retreat, a future homesite, or a recreational property with excellent wildlife potential, this Pawnee County tract checks all the boxes. With stocked ponds, a quality trail system, utilities at the road, and a location that offers both accessibility and privacy, this is a property that deserves a closer look. The property is located 13+/- miles from Cushing, 20+/- miles from Stillwater and 52+/- miles to 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.

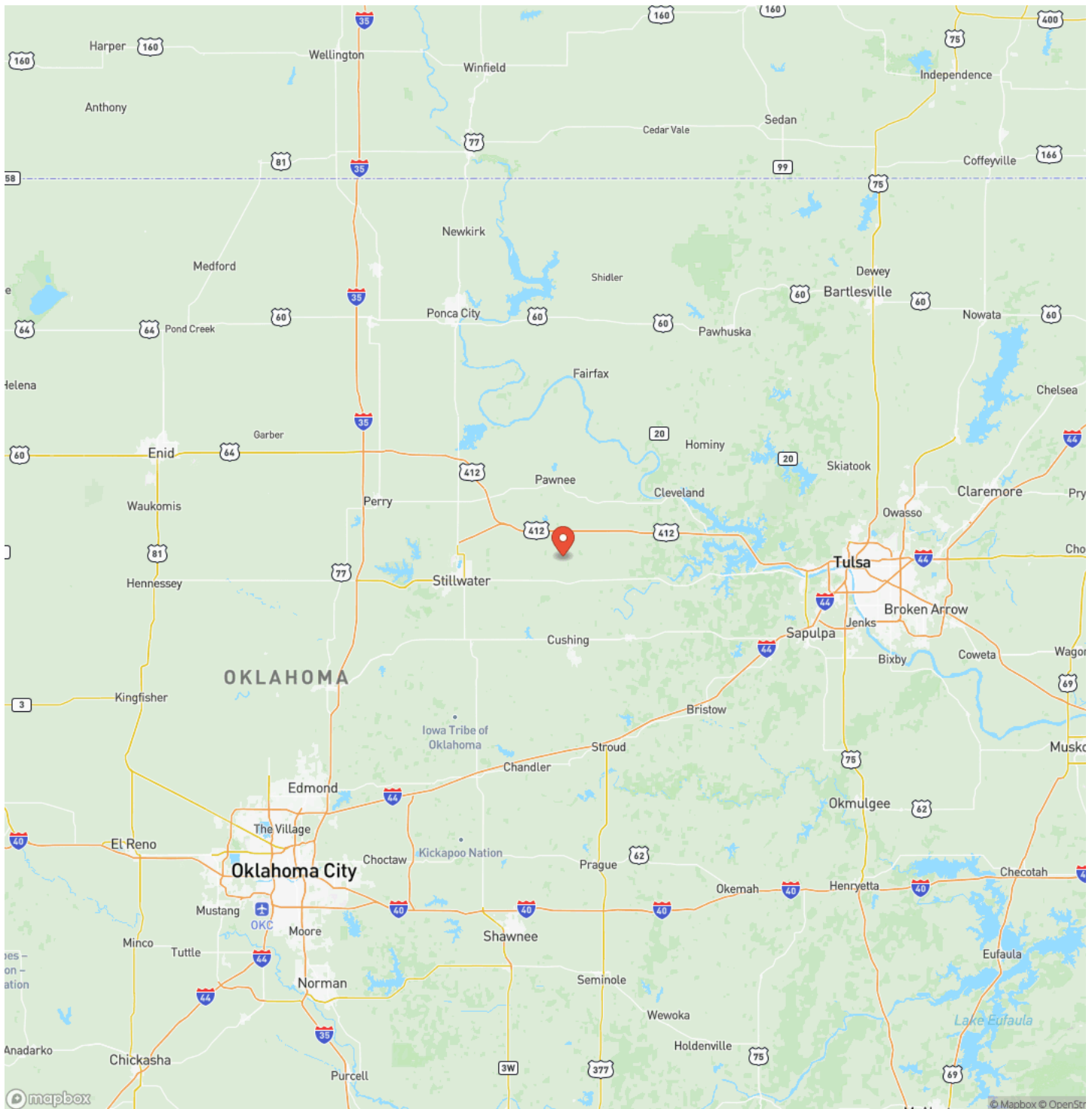
Highway 18 Rec Farm
Pawnee, OK / Pawnee County



Locator Map



Locator Map



Satellite Map



Highway 18 Rec 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

[illegible]

This image shows a blank sheet of white paper with horizontal 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.



<https://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
<https://arrowheadlandcompany.com/>

