

**Pecan Bottom Ranch**  
N3420 Rd  
Chandler, OK 74834

**\$1,183,000**  
364± Acres  
Lincoln County





**Pecan Bottom Ranch**  
**Chandler, OK / Lincoln County**

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**SUMMARY**

**Address**

N3420 Rd

**City, State Zip**

Chandler, OK 74834

**County**

Lincoln County

**Type**

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

**Latitude / Longitude**

35.6158 / -96.9239

**Acreage**

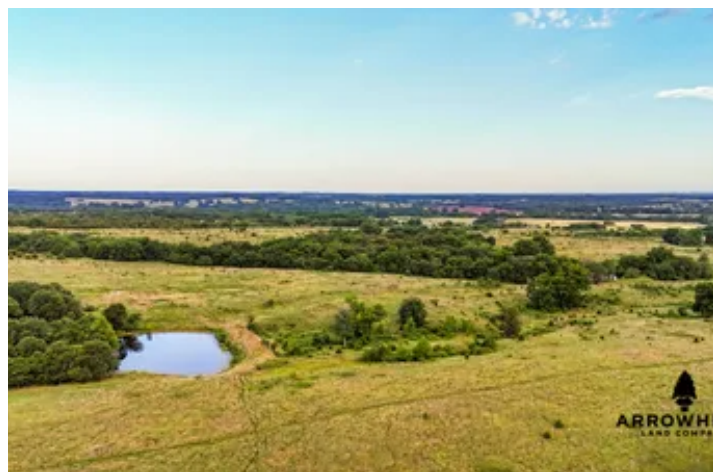
364

**Price**

\$1,183,000

**Property Website**

<https://arrowheadlandcompany.com/property/pecan-bottom-ranch-lincoln-oklahoma/58171/>



**PROPERTY DESCRIPTION**

Welcome to the Pecan Bottom Ranch! This is one of the most impressive ranches you will find, located in one of the hottest markets in the state. The ranch features excellent five and six-strand barbed wire fences and can be accessed from both North and West County roads. The rolling topography includes upland pastures with well-established improved and native grasses. The pecan bottoms offer fertile soil, wet weather creeks, and lush Bermuda grass. Several ponds on the ranch provide convenient watering spots for cattle without the need for long treks. The trail system ensures easy navigation with well-planned low water crossings. Many of the terraces on the ranch are in great shape, providing excellent erosion control. Mature timber draws wander through the property, creating ideal whitetail habitat. The ranch boasts a healthy population of deer, turkeys, ducks, and occasional quail coveys. With no hunting allowed for 20+/- years, this ranch offers potential to become a hunting mecca. An additional 160+/- acres may become available for sale in the future, potentially allowing a new owner to assemble approximately 525 contiguous acres. Located just 10+/- minutes from Chandler, 35+/- minutes from Shawnee, and 50+/- minutes from OKC, this ranch offers a convenient rural retreat. All visits 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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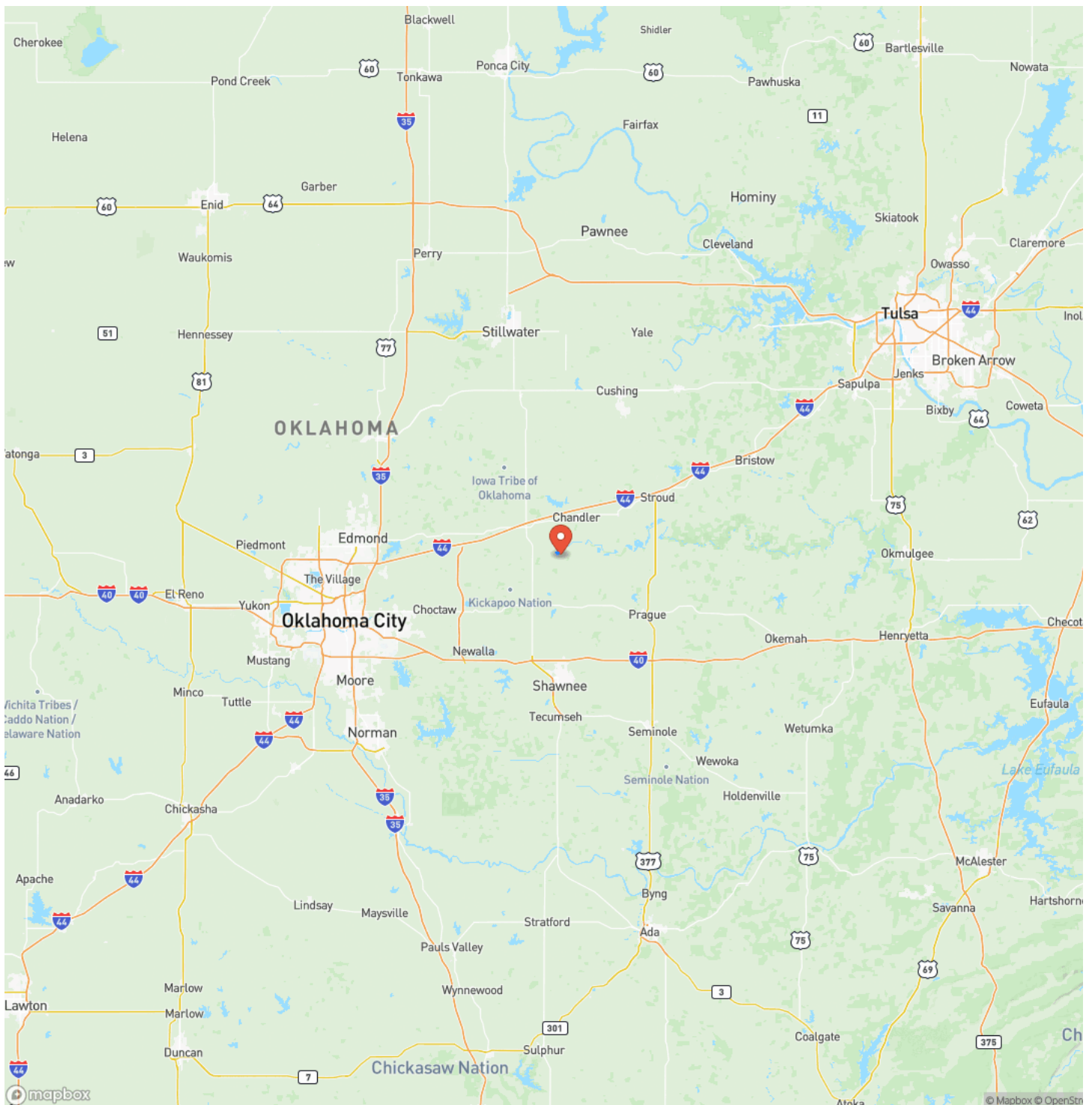


## Locator Map





## Locator Map



## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Steele Schwonke

## Mobile

(918) 424-6065

## Email

steele.schwonke@arrowheadlandcompany.com

**Address**

City / State / Zip

Depew, OK 74028

## NOTES

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## This image shows a single 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.



## **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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**Arrowhead Land Company**  
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