

**Tract 3 Hidden Spring Ranch**  
00 10th St  
Jennings, OK 74038

**\$295,000**  
80± Acres  
Pawnee County



**Tract 3 Hidden Spring Ranch**  
**Jennings, OK / Pawnee County**

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**SUMMARY**

**Address**

00 10th St Tract 3

**City, State Zip**

Jennings, OK 74038

**County**

Pawnee County

**Type**

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

**Latitude / Longitude**

36.191994 / -96.577641

**Acreage**

80

**Price**

\$295,000

**Property Website**

<https://arrowheadlandcompany.com/property/tract-3-hidden-spring-ranch-pawnee-oklahoma/116675/>



## Tract 3 Hidden Spring Ranch Jennings, OK / Pawnee County

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### **PROPERTY DESCRIPTION**

Welcome to 80+/- acres in Pawnee County, where clean native grass and strategically placed timber create a diverse property with excellent recreational and agricultural potential. The acreage is primarily made up of well-maintained native grasses, with grouped pockets of trees providing valuable cover and natural travel corridors throughout the property. A wet-weather creek accompanied by trees crosses the property, adding another natural feature for wildlife, while a pond provides a dependable water source and is surrounded by excellent bedding cover. The property's layout is especially appealing for hunting, with quality deer habitat positioned in 3 corners of the property. The open ground through the center is primarily utilized for hay production, providing a productive agricultural component while allowing the surrounding timber and cover to remain dedicated to wildlife. Trails run throughout the acreage, providing easy access for hunting, recreation, and property management. The quality of the deer habitat was evident during the most recent visit, when a large, mature whitetail buck was observed on the property. With abundant native grass, timber pockets, bedding cover, water, and agricultural fields, there is plenty of opportunity to continue improving the property for wildlife and developing a strategic hunting program. Water and electric are available, adding flexibility for a future homesite, improvements, or additional recreational uses. Even better, additional adjoining acreage is available, providing an opportunity for a buyer looking to expand their footprint and create an even larger recreational holding. Whether you're searching for a productive hay property, a manageable hunting tract, or an acreage investment with room to grow, this 80+/- acre Pawnee County property offers a unique combination of agricultural production, wildlife habitat, and recreational potential. Located 4+/- minutes from Jennings, 30+/- minutes from Shawnee, 40+/- minutes from Stillwater and Tulsa. Don't miss out on your chance to see Tract 3 Hidden Spring Ranch! Additional acreage is available providing you the opportunity to own up to 240 +/- acres. 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.

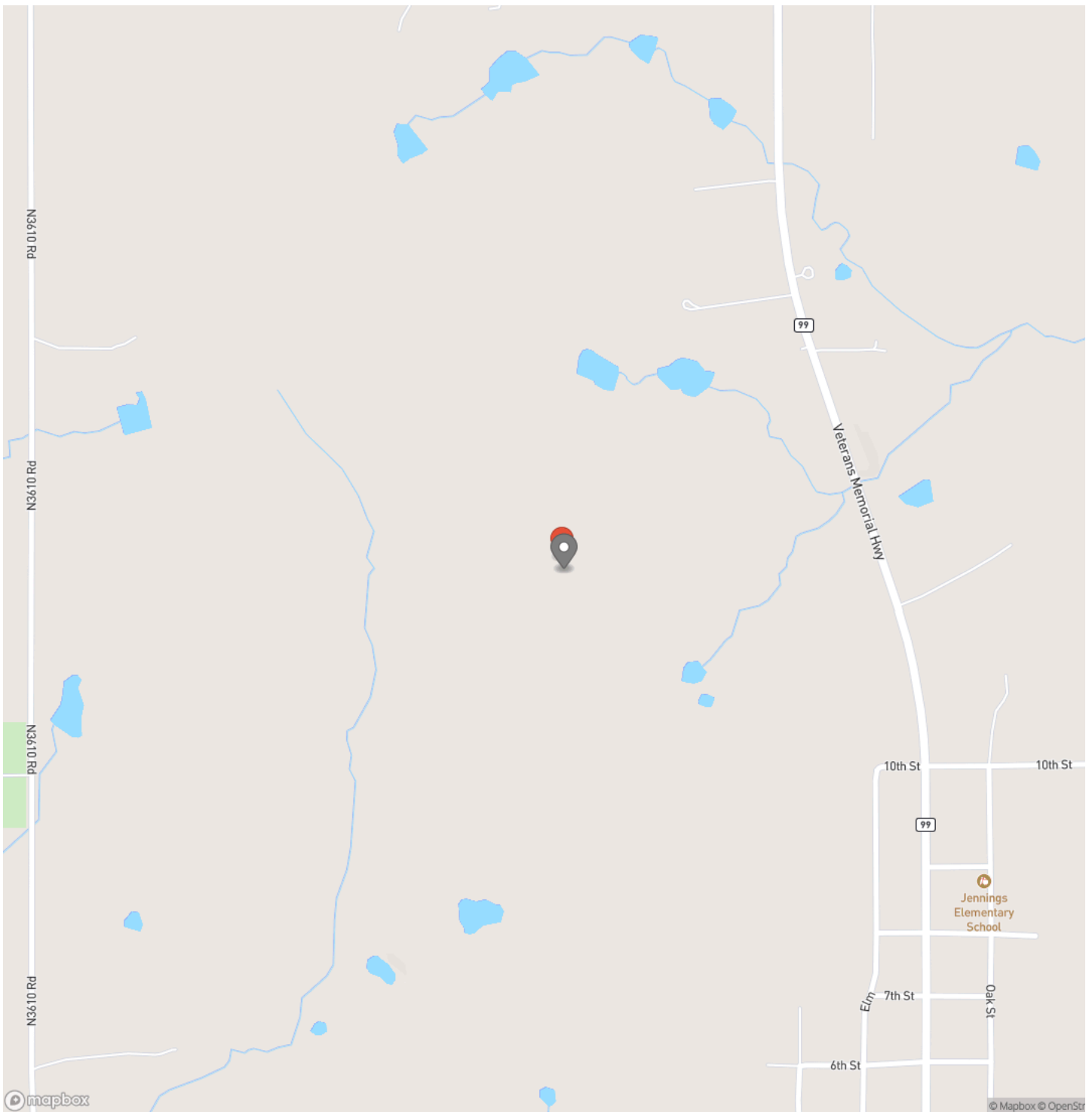


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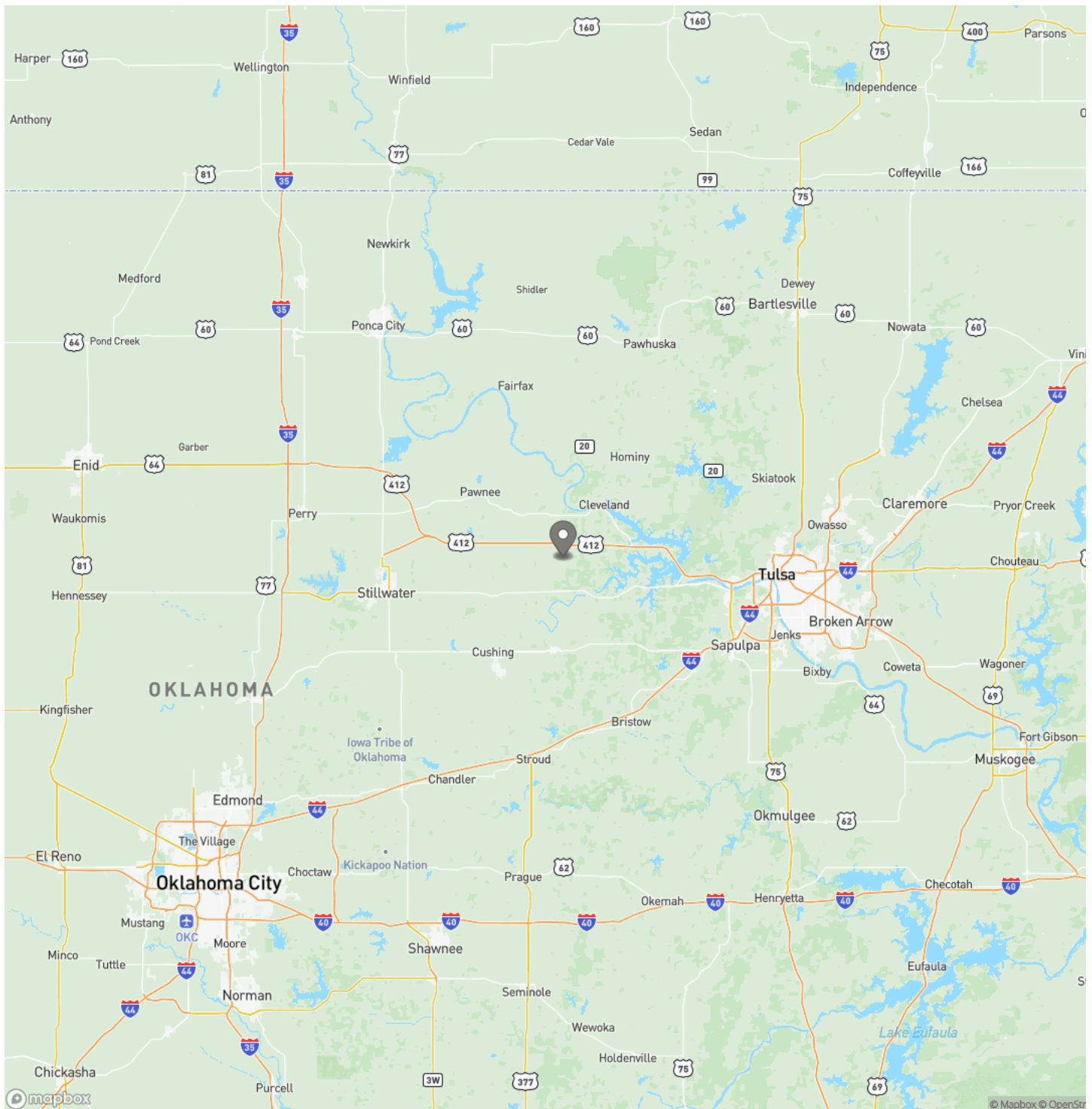
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## Locator Map

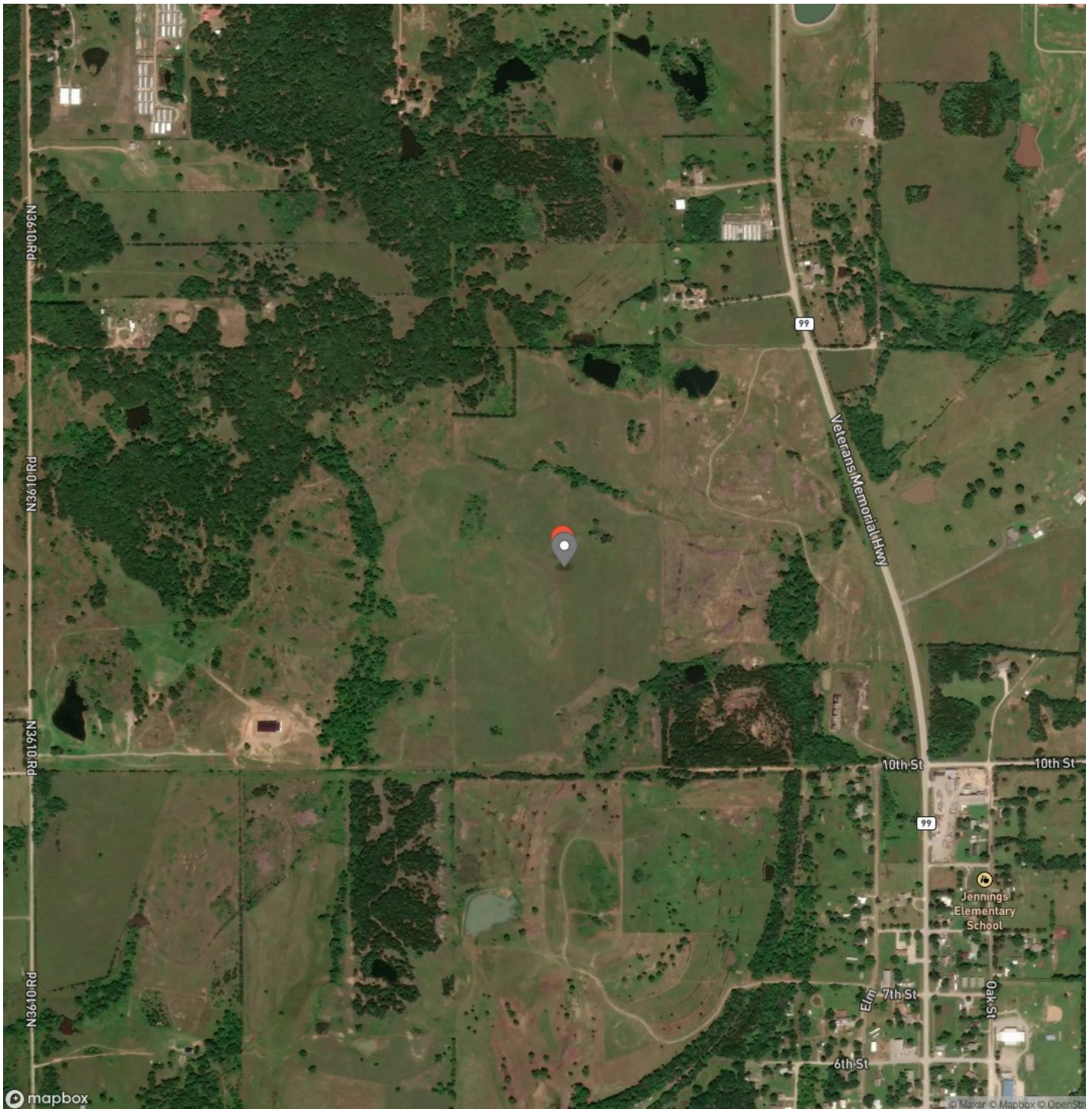


## Locator Map





## Satellite Map



**Tract 3 Hidden Spring Ranch  
Jennings, 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

Pawnee, OK 74058

## NOTES

[illegible]



[illegible]

**<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.

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