

**Circle Bar Ranch**  
349250 E 4550 Rd  
Pawnee, OK 74058

**\$1,195,000**  
220± Acres  
Pawnee County



**Circle Bar Ranch**  
**Pawnee, OK / Pawnee County**

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**SUMMARY**

**Address**

349250 E 4550 Rd

**City, State Zip**

Pawnee, OK 74058

**County**

Pawnee County

**Type**

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

**Latitude / Longitude**

36.351359 / -96.775481

**Dwelling Square Feet**

3,188

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

220

**Price**

\$1,195,000

**Property Website**

<https://arrowheadlandcompany.com/property/circle-bar-ranch/pawnee/oklahoma/85913/>



**PROPERTY DESCRIPTION**

PRICE REDUCED! Welcome to the Circle Bar Ranch, a remarkable 220 +/- acre property located just outside of Pawnee, Oklahoma! This ranch offers an exceptional combination of agricultural productivity, recreation, and peaceful country living. As you turn off the county road, a gravel driveway winds past a pristine pond and leads to the hidden centerpiece of the ranch, a beautifully crafted 3 bed / 3.5 bath farmhouse, tucked away out of sight and surrounded by beautiful trees and rolling pasture. The home features oak flooring and trim throughout, a spacious living room with custom built-in bookshelves, an upstairs loft, and plenty of room to host and relax. Outside, a large deck and covered porch offer the perfect setting to gather with friends and family. Additional amenities include a 2-car garage, concrete safe room, and two geothermal heat and air units. This would make a great family home or homestead with plenty of room to grow and enjoy living out in the country. A separate guest house with its own septic system adds even more value and flexibility. Water is well-supported with two water wells and the option to switch to rural water via an installed valve. The land itself is incredibly functional and well-kept. Approximately 120 +/- acres are in native grass hay meadows, with an additional 18 +/- acres in improved Midland 99 Bermuda. In 2024 a little over 400 +/- bales of hay came off the ranch. A 35x70 hay barn and 20x60 lean-to provide excellent storage for equipment, tools, and other supplies, making it easy to stay organized. Scattered mature timber and multiple ponds provide great habitat for wildlife, such as deer and turkey. There is an irrigated orchard area that once was home to 85 fruit-producing trees. Five fruit trees still remain in production, with room to restore the orchard and make it much larger. The ranch is conveniently located just 5 +/- minutes from Pawnee, 40 +/- minutes from Stillwater, and 55 +/- minutes from Tulsa. Circle Bar Ranch is the kind of place that rarely comes to market. Whether you're looking for a working ranch, forever home, or a weekend escape, this is a property worth looking into! 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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## Locator Map

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## Locator Map

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## Satellite Map

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## **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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