

**West Bend Farm**  
N 3610 Rd  
Pawnee, OK 74058

**\$165,000**  
40± Acres  
Pawnee County



**West Bend Farm**  
**Pawnee, OK / Pawnee County**

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**SUMMARY**

**Address**

N 3610 Rd

**City, State Zip**

Pawnee, OK 74058

**County**

Pawnee County

**Type**

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

**Latitude / Longitude**

36.3634 / -96.5732

**Acreage**

40

**Price**

\$165,000

**Property Website**

<https://arrowheadlandcompany.com/property/west-bend-farm/pawnee/oklahoma/97221/>



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**PROPERTY DESCRIPTION**

Take a look at the West Bend Farm, 40 +/- acres in Pawnee County, Oklahoma! This 40 +/- acre hunting tract offers beautiful, dense hardwood timber, cedar trees, thick shrubs, and native grasses creating excellent cover, bedding, and travel corridors for deer and a variety of other wild game! The diverse habitat supports strong wildlife activity throughout the year and provides multiple opportunities for stand placement and habitat improvement. Two ponds enhance the property by supplying reliable water sources and attracting game, while also adding recreational and scenic value. Whether you're looking for a dedicated hunting property, a recreational getaway, or a long-term land investment, this tract delivers many desirable features! The property is located 16+/- miles from Cleveland, 19+/- miles from Pawnee and 50+/- miles from Tulsa. The 40 +/- acres directly east is also available for purchase. 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:918-399-2569).

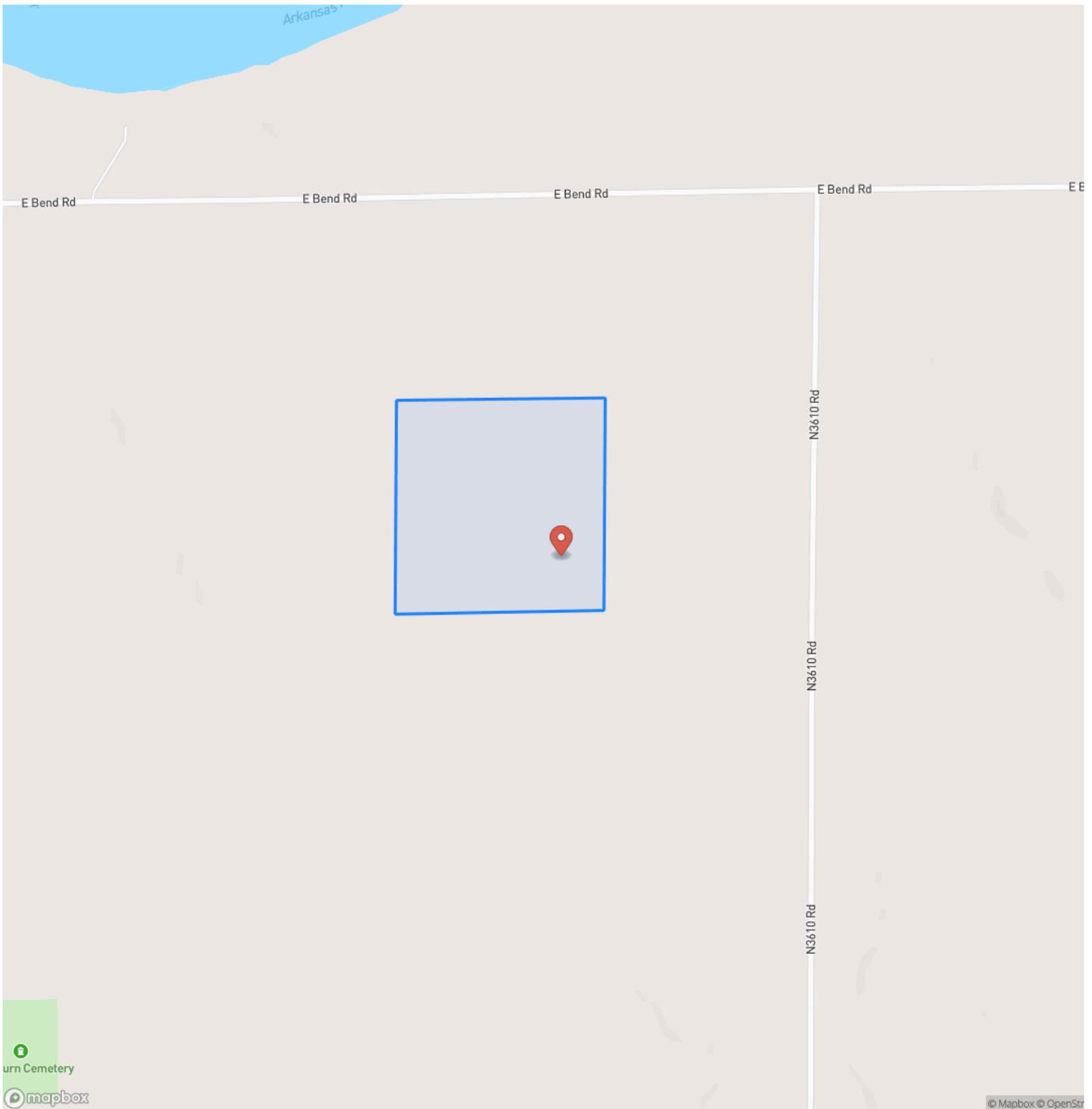
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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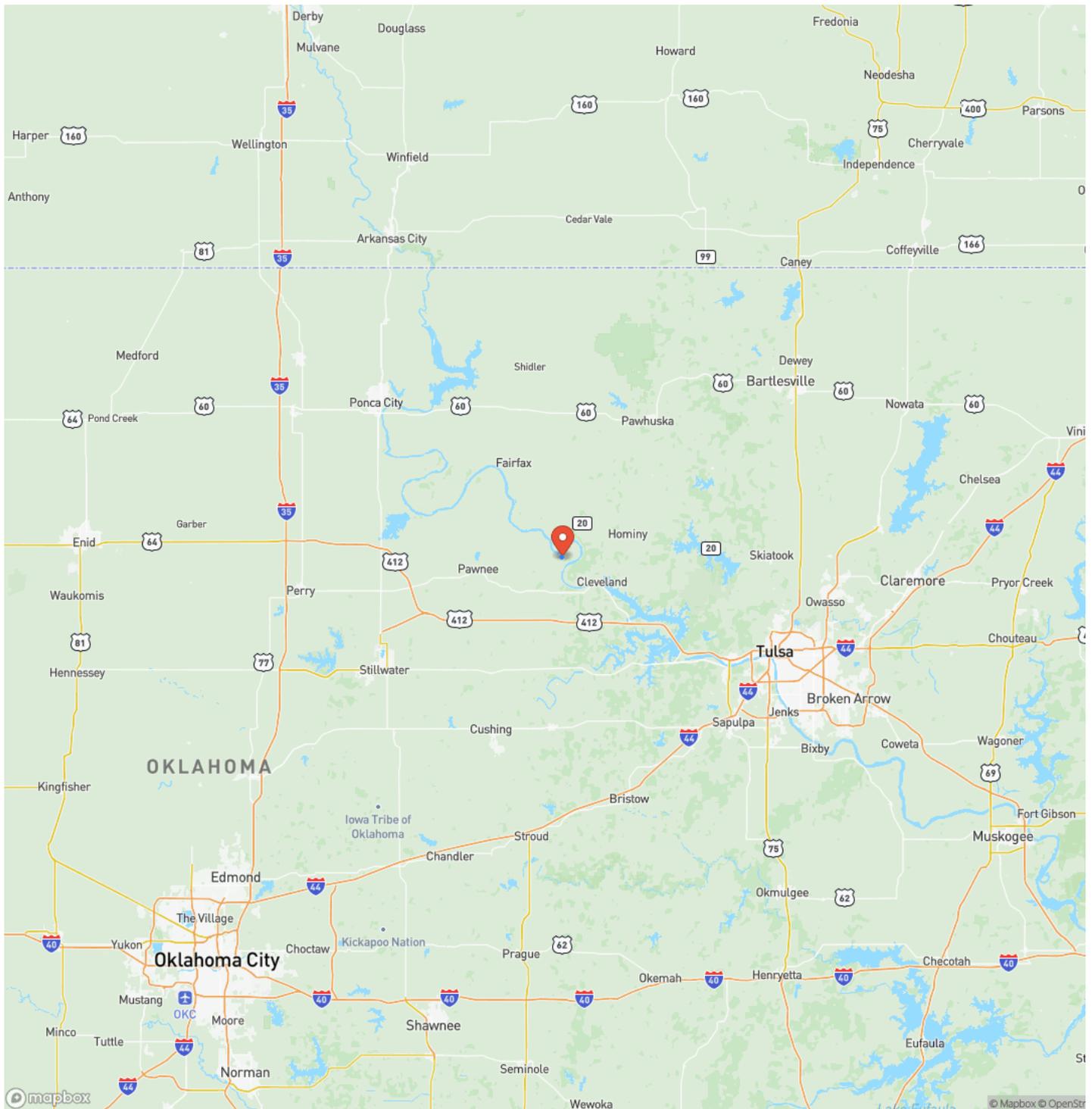
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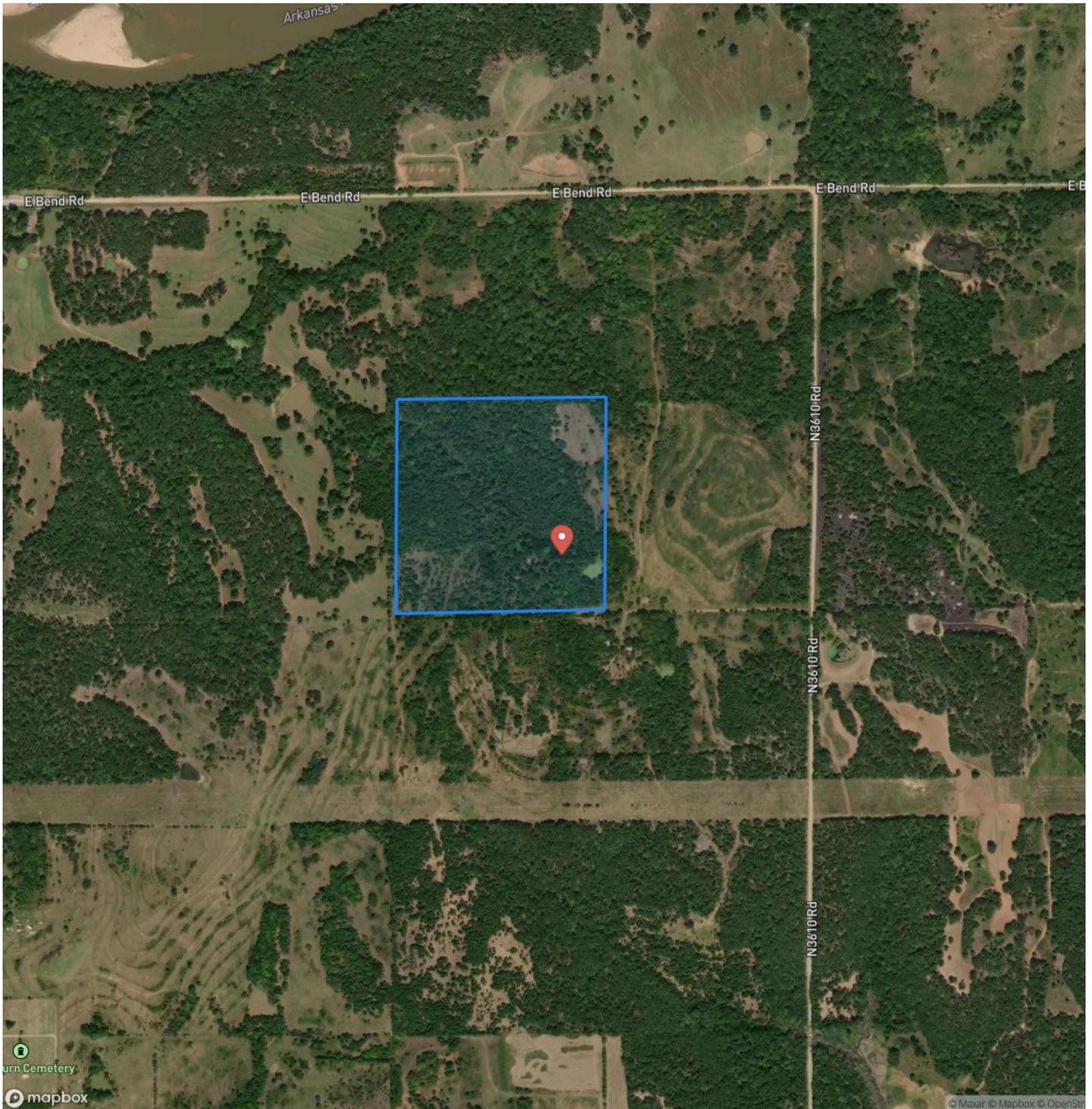
# Locator Map



# Locator Map



## Satellite Map







## **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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