

**Tract 1 Hidden Spring Ranch**  
0000 N 3610 Rd  
Jennings, OK 74038

**\$775,000**  
80± Acres  
Pawnee County



## Tract 1 Hidden Spring Ranch Jennings, OK / Pawnee County

---

### **SUMMARY**

#### **Address**

0000 N 3610 Rd Tract 1

#### **City, State Zip**

Jennings, OK 74038

#### **County**

Pawnee County

#### **Type**

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

#### **Latitude / Longitude**

36.190146 / -96.584397

#### **Dwelling Square Feet**

1,400

#### **Bedrooms / Bathrooms**

1 / 1

#### **Acreage**

80

#### **Price**

\$775,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/tract-1-hidden-spring-ranch-pawnee-oklahoma/116684/>



## Tract 1 Hidden Spring Ranch Jennings, OK / Pawnee County

---

### **PROPERTY DESCRIPTION**

Welcome to 80+/- acres in Pawnee County, offering a private country setting with the infrastructure and flexibility to create your own recreational retreat. From the moment you enter through the automatic gated entrance, the property has a welcoming, park-like feel that continues throughout the acreage. Just inside the entrance sits a large pond surrounded by a beautiful area. The pond area includes RV hookups and septic, providing a convenient place for guests, weekend stays, or additional accommodations. A water well also serves the property. Further down the drive is the barndominium, featuring a large shop area and an open living space ready to be customized to fit your needs. There is currently a bedroom and bathroom in place, with plenty of room to expand and add additional living space over time. Whether you're looking for a hunting lodge, weekend getaway, shop with living quarters, or a future full-time residence, the possibilities are wide open. The property also includes a garden area with a storage shed and water tap, making it easy to maintain a garden or expand the existing setup. The 80+/- acres are a diverse mix of hardwood timber, native prairie grass, and creek-bottom habitat, creating a beautiful balance of open ground and cover. An established trail system winds throughout the property, providing excellent access for hunting, recreation, and property management. The open acreage is currently utilized for hay production, providing an agricultural use while maintaining the property's recreational appeal. For the avid outdoorsman, the property offers excellent whitetail deer hunting. The combination of timber, creek-bottom cover, native grasses, hay ground, and water creates quality habitat for deer and provides numerous opportunities to hunt throughout the property. The existing trail system also makes it easy to access different areas and strategically manage the acreage for wildlife. During the most recent visit to the property, a mature whitetail buck was observed, further highlighting the quality of wildlife habitat found throughout the acreage. Whether you're looking for a private hunting retreat, a place to build out a barndominium, a recreational property, or an acreage investment with agricultural income potential, this Pawnee County property offers the foundation to create something truly special! Additional acreage is available providing you with the chance to own up to 240 +/- acres. The property is located 4+/- minutes from Jennings, 30+/- minutes from Shawnee, 40+/- minutes from Stillwater and 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:399-2569).

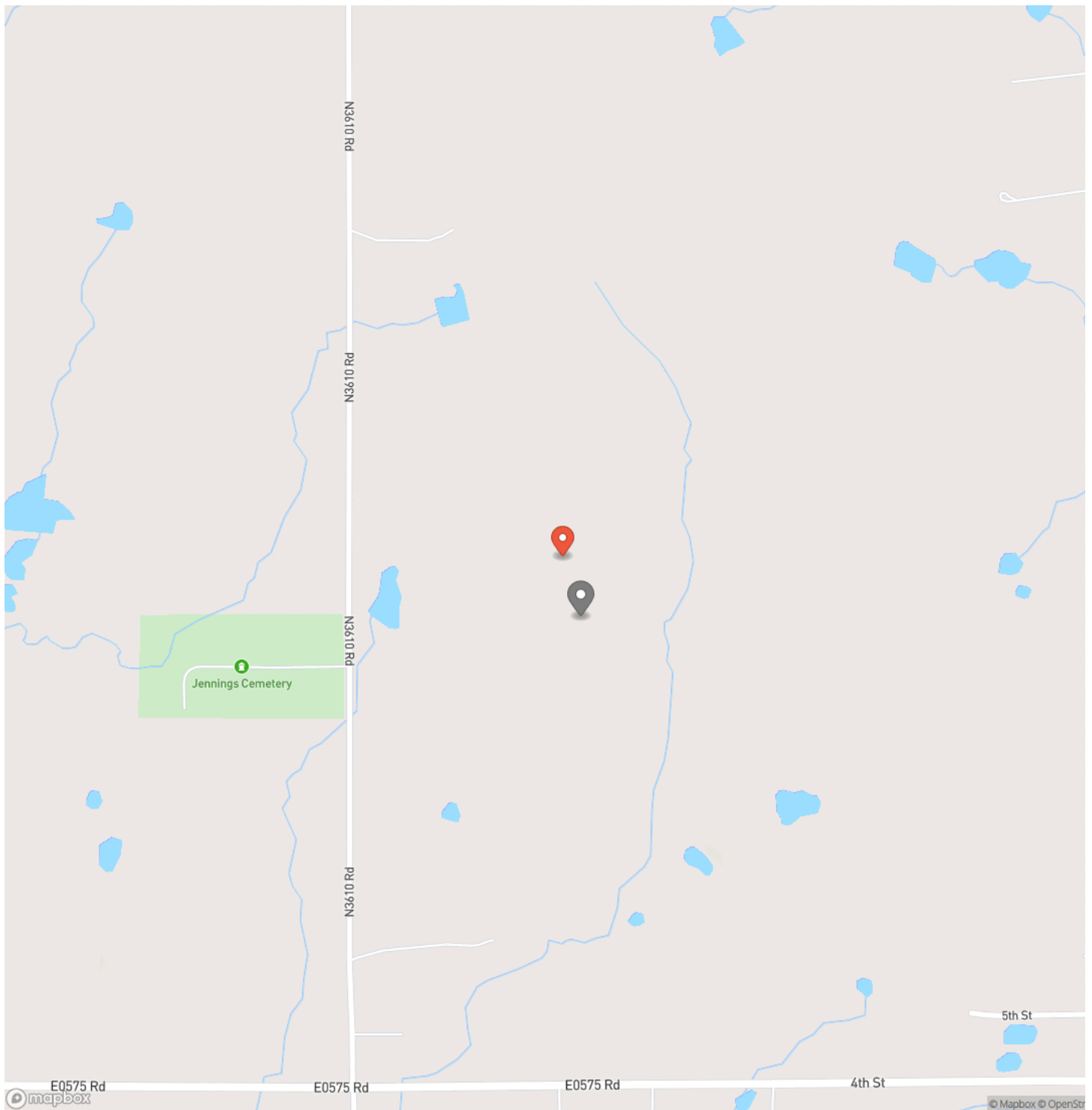
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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

**Tract 1 Hidden Spring Ranch**  
**Jennings, OK / Pawnee County**

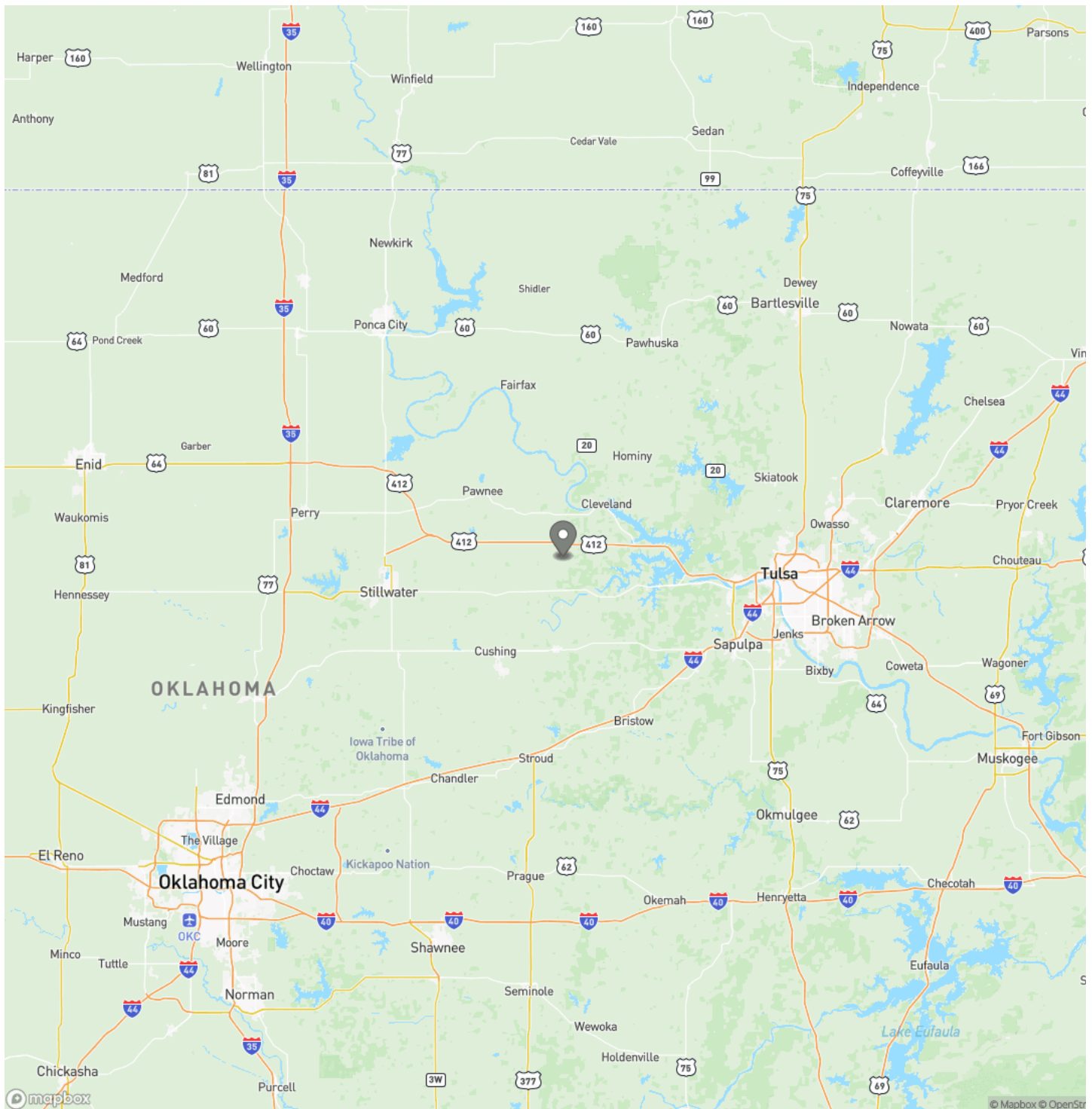
---



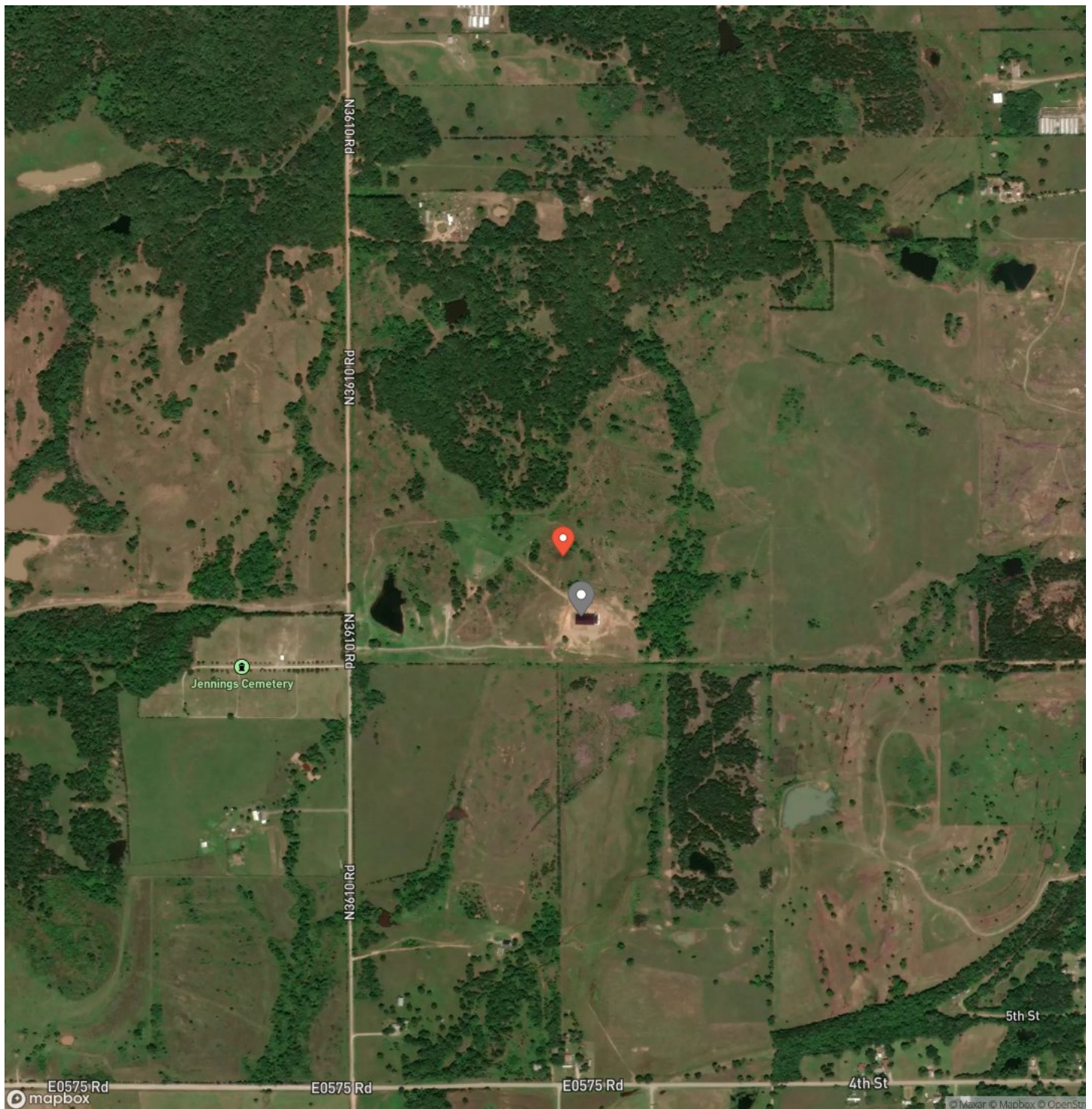
## Locator Map



## Locator Map



## Satellite Map



## Tract 1 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.

---

**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
<https://arrowheadlandcompany.com/>

---

