

Hidden Spring Ranch
56890 S 36000 Rd
Jennings, OK 74038

\$1,375,000
240± Acres
Pawnee County



Hidden Spring Ranch Jennings, OK / Pawnee County

SUMMARY

Address

56890 S 36000 Rd

City, State Zip

Jennings, OK 74038

County

Pawnee County

Type

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

Latitude / Longitude

36.19195 / -96.5844

Dwelling Square Feet

1,400

Bedrooms / Bathrooms

1 / 1

Acreage

240

Price

\$1,375,000

Property Website

<https://arrowheadlandcompany.com/property/hidden-spring-ranch-pawnee-oklahoma/102357/>



PROPERTY DESCRIPTION

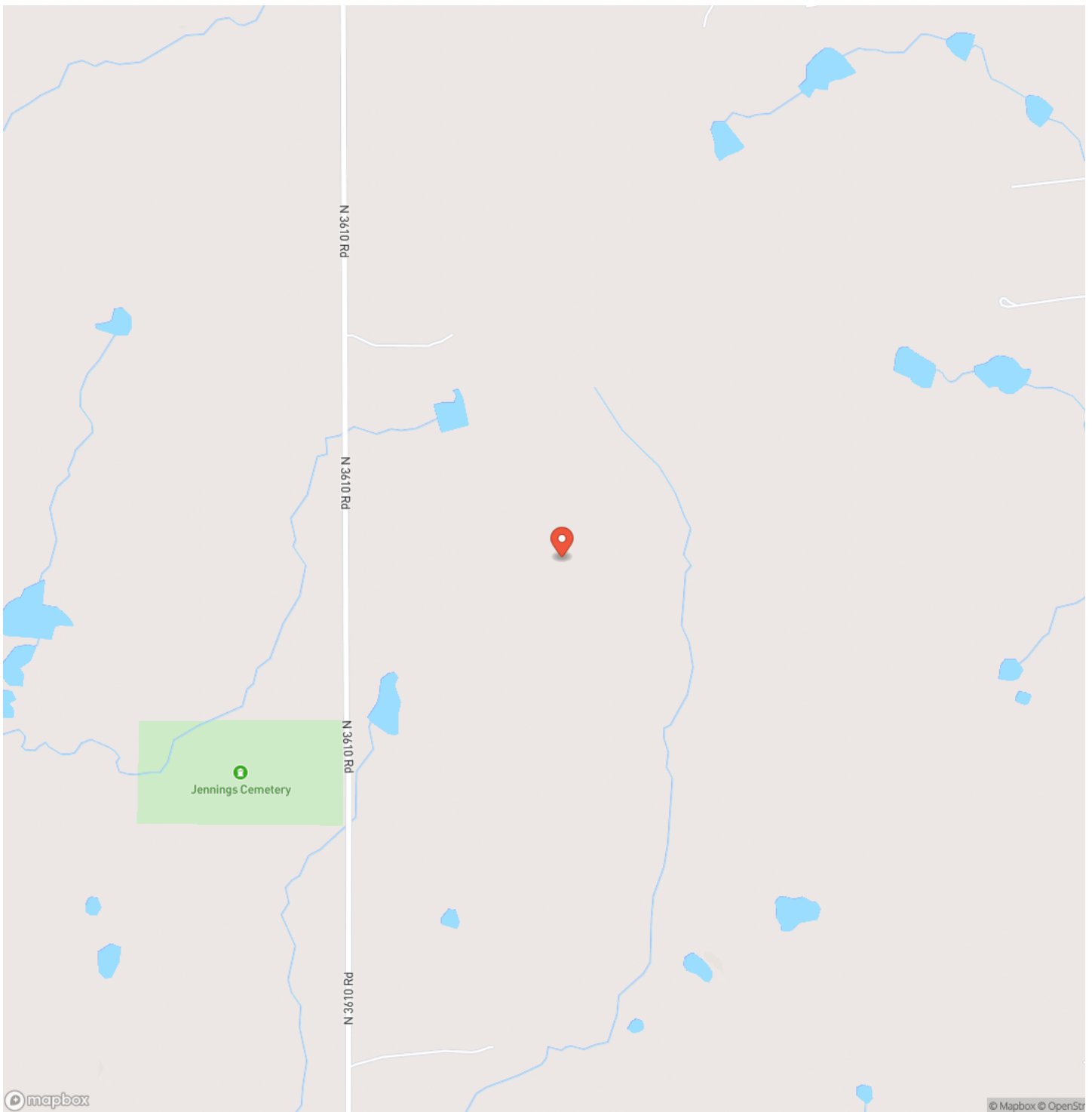
Welcome to Hidden Spring Ranch, an outstanding 240+/- acre property in Pawnee County, Oklahoma! When you pull in the gate, the driveway will lead you to the beautiful barndominium overlooking the property! The barndominium features a large shop area along with an open living space that can be customized to fit your needs. There is currently a bedroom and bathroom in place, with plenty of room and opportunity to expand and add additional living space over time. Whether you want a simple hunting lodge or a more finished home, the structure gives you a solid starting point. The improvements on the property make it ready to enjoy right away! If you are expecting several guests, there are multiple RV hookups that make housing family and guests easy! This is a huge feature when dealing with a surplus of people visiting! There is also a garden area with a shed, and plenty of room to spread out and enjoy the land. The property offers a great mix of wooded cover and open ground, creating ideal habitat and natural travel corridors for deer and other wildlife. With three ponds, a natural spring, and diverse terrain, the property consistently holds game and gives you multiple stand locations and setups to hunt throughout the season. A well-maintained trail system makes it easy to access different parts of the property, whether you're checking cameras, filling feeders, or just enjoying the day riding the trails. The balance of thick cover and open areas allows you to manage the land for wildlife while still maintaining productive ground. The agricultural side is just as appealing, with lush native grasses that are well-suited for grazing cattle or cutting hay. Having such quality fields, this property presents an incredible income producing opportunity for hay! A water well adds to the functionality of the property, supporting both livestock and daily use. Also, let it be known that the current mortgage is assumable. This great property is located 4+/- minutes from Jennings, 30+/- minutes from Shawnee, 40+/- minutes from Stillwater and Tulsa. Don't miss out on your chance to see the Hidden Spring Ranch! 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.

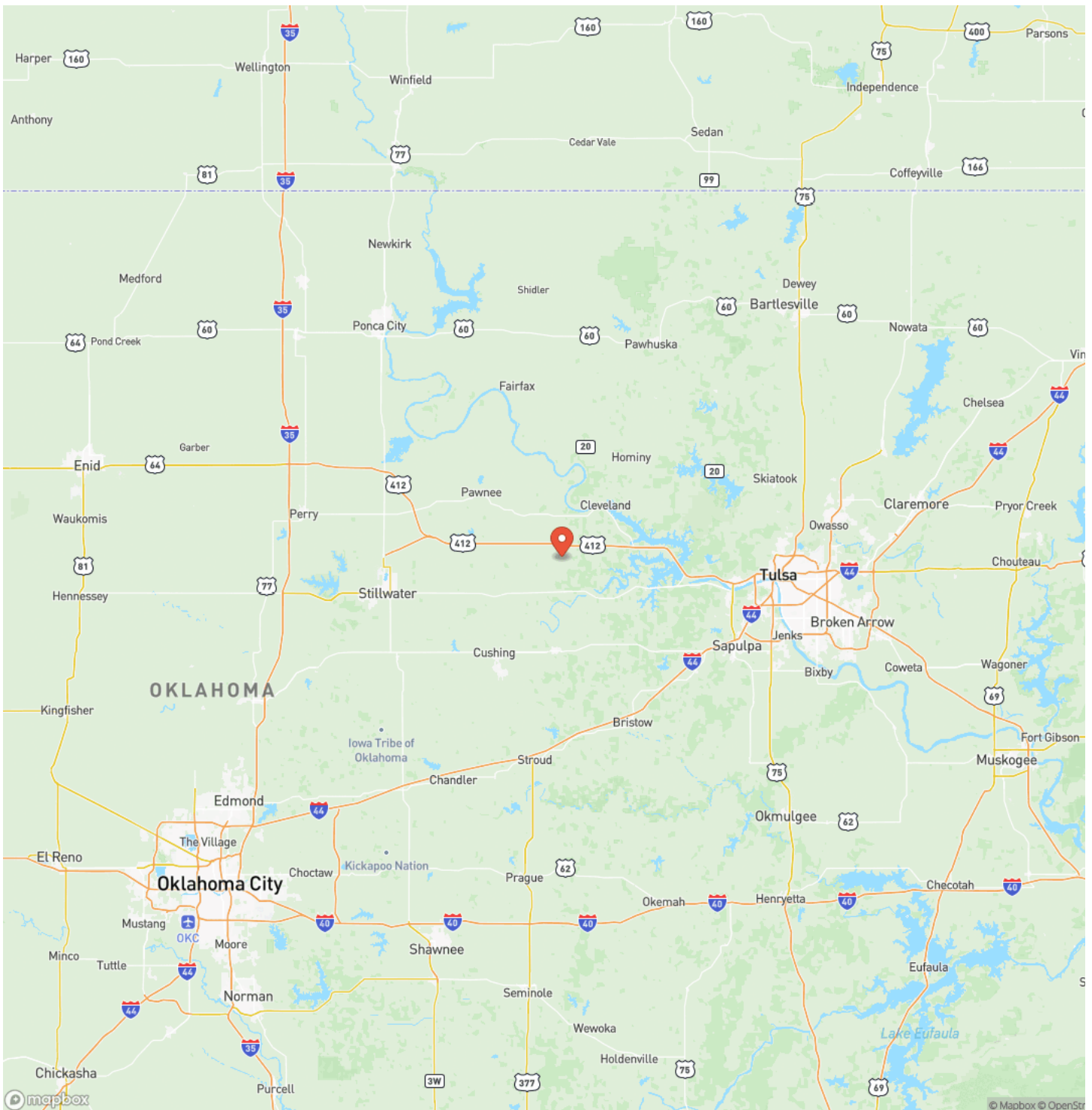
Hidden Spring Ranch
Jennings, OK / Pawnee County



Locator Map



Locator Map



Satellite Map



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/>

