

Eagle Creek Farm
S 35000 Rd
Ralston, OK 74084

\$450,000
160± Acres
Pawnee County



Eagle Creek Farm
Ralston, OK / Pawnee County

SUMMARY

Address

S 35000 Rd

City, State Zip

Ralston, OK 74084

County

Pawnee County

Type

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

Latitude / Longitude

36.4974 / -96.7554

Acreage

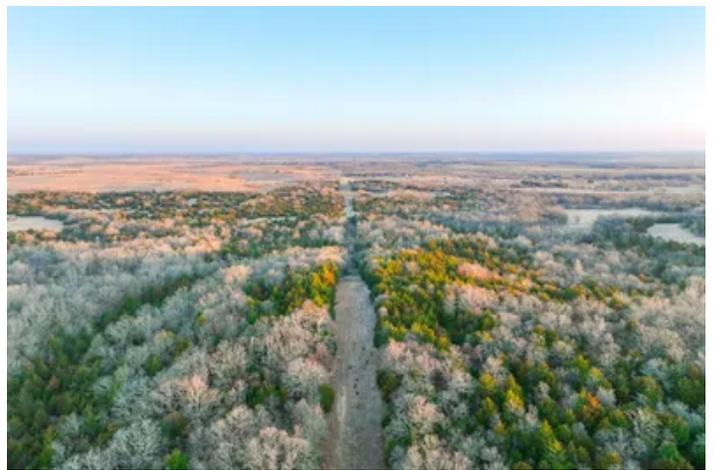
160

Price

\$450,000

Property Website

<https://arrowheadlandcompany.com/property/eagle-creek-farm/pawnee/oklahoma/100665/>



Eagle Creek Farm Ralston, OK / Pawnee County

PROPERTY DESCRIPTION

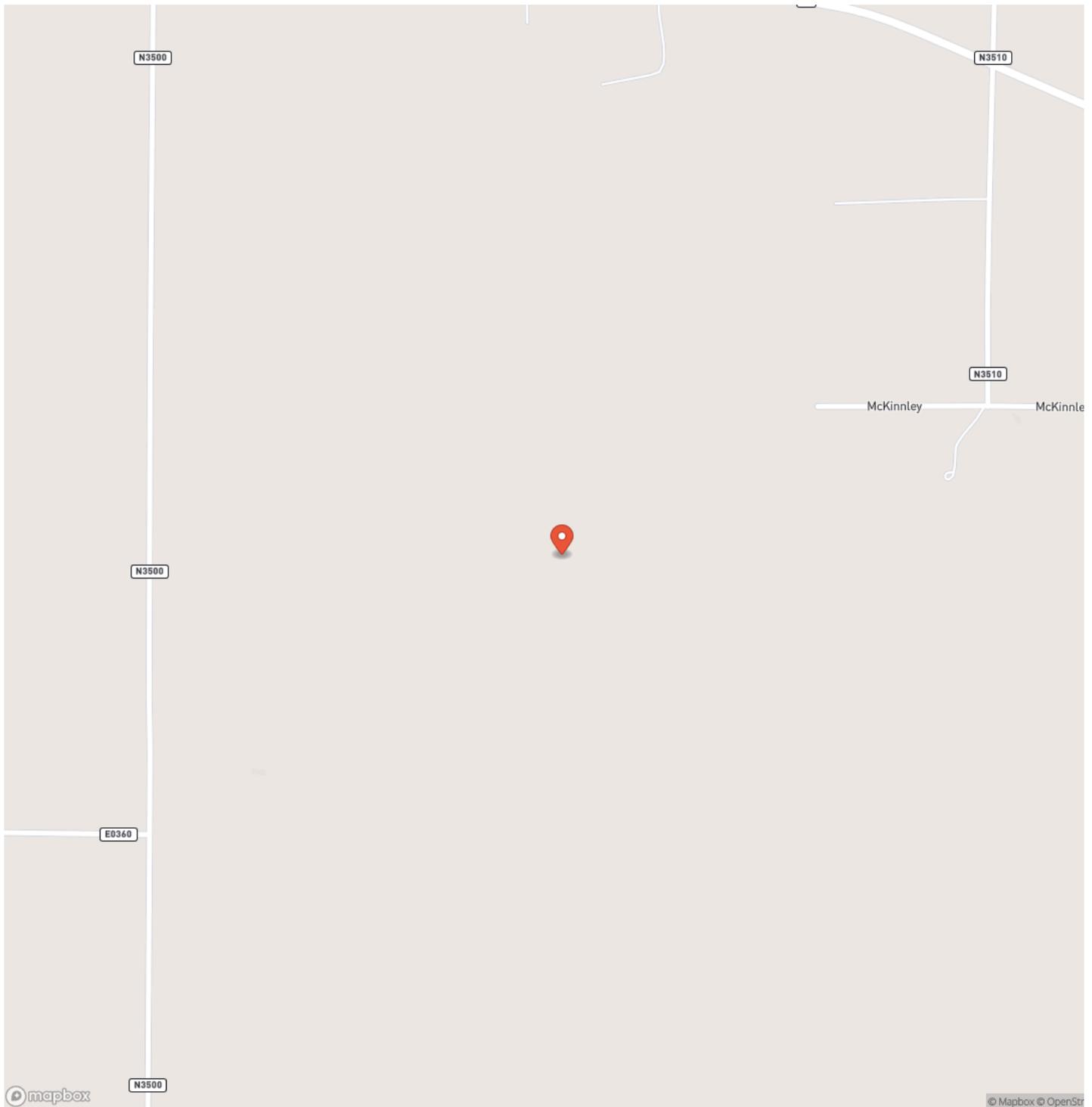
Introducing the Eagle Creek Farm, a beautiful 160+/- acre hunting and recreational property in Pawnee County, Oklahoma! With a diverse mix of habitat, water, and access, this farm offers everything needed to create a premier hunting property, keep livestock or have a versatile outdoor retreat! Near the front of the property sits a pond surrounded by scattered cedar trees and open meadows filled with native grasses, creating an excellent water source for wildlife and a beautiful setting for relaxing or fishing. Fully fenced and thick native grasses provide great opportunities for grazing livestock as well! As you move deeper into the property, the landscape transitions into elevation changes covered in thick cedar and mature hardwood timber, providing outstanding bedding cover and travel corridors for deer and other wildlife. Flowing through the back portion of the farm is Eagle Creek, accompanied by several wet-weather tributary creeks that enhance wildlife habitat and add to the natural beauty of the land. A transmission line clearing runs through the property, providing convenient access to the back portion of the farm and creating potential stand locations. Access to the property is provided by a recorded easement, offering privacy away from public roads. The diverse habitat across the farm provides excellent potential to grow mature whitetail bucks and supports a wide variety of wildlife. Whether your interests include deer hunting, camping, ATV riding, or exploring the outdoors, this tract offers plenty of room to enjoy it all. If you're looking for a large hunting property with water, diverse terrain, and recreational potential, this Pawnee County tract is ready to be shaped into your dream Oklahoma getaway! The farm is located 16+/- miles from Pawnee, 33+/- miles from Ponca City and 35+/- miles from Pawhuska! 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



Satellite Map



DISCLAIMERS

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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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