

**80 Acres - Pawnee, OK - 35 Minutes from Tulsa!**  
E 550 Road  
Pawnee, OK 74058

**\$269,000**  
80± Acres  
Pawnee County





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**Pawnee, OK / Pawnee County**

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**SUMMARY**

**Address**

E 550 Road

**City, State Zip**

Pawnee, OK 74058

**County**

Pawnee County

**Type**

Hunting Land, Ranches, Recreational Land, Undeveloped Land,  
Horse Property

**Latitude / Longitude**

36.337832 / -96.803923

**Taxes (Annually)**

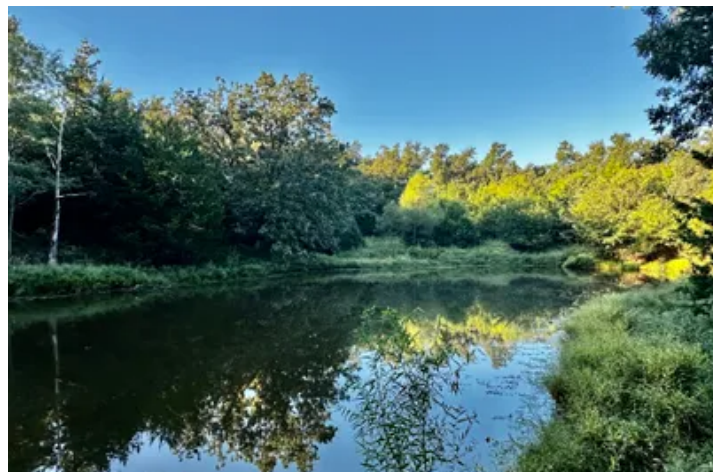
354

**Acreage**

80

**Price**

\$269,000



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### **PROPERTY DESCRIPTION**

This is 80 acres in Pawnee, OK just 35 minutes from Tulsa and Stillwater and just 1.5 miles from the Cimarron Turnpike and 1 mile east of Highway 18. There is a tree lined, spring fed pond almost exactly in the middle of the property that is truly beautiful. The rest of the property is made up of mature timber, open pasture, cedar draws and a great fenced off 8 acre hay meadow. Walk the property for a bit and you will see deer, turkey and all of the small game you can handle. There is adjoining acreage also for sale and the seller is willing to divide the property any way that makes sense. Electric at the road. Call me today and let's go take a look! With the proximity to Tulsa this one won't last long! Listing agent is a partial owner of this property.

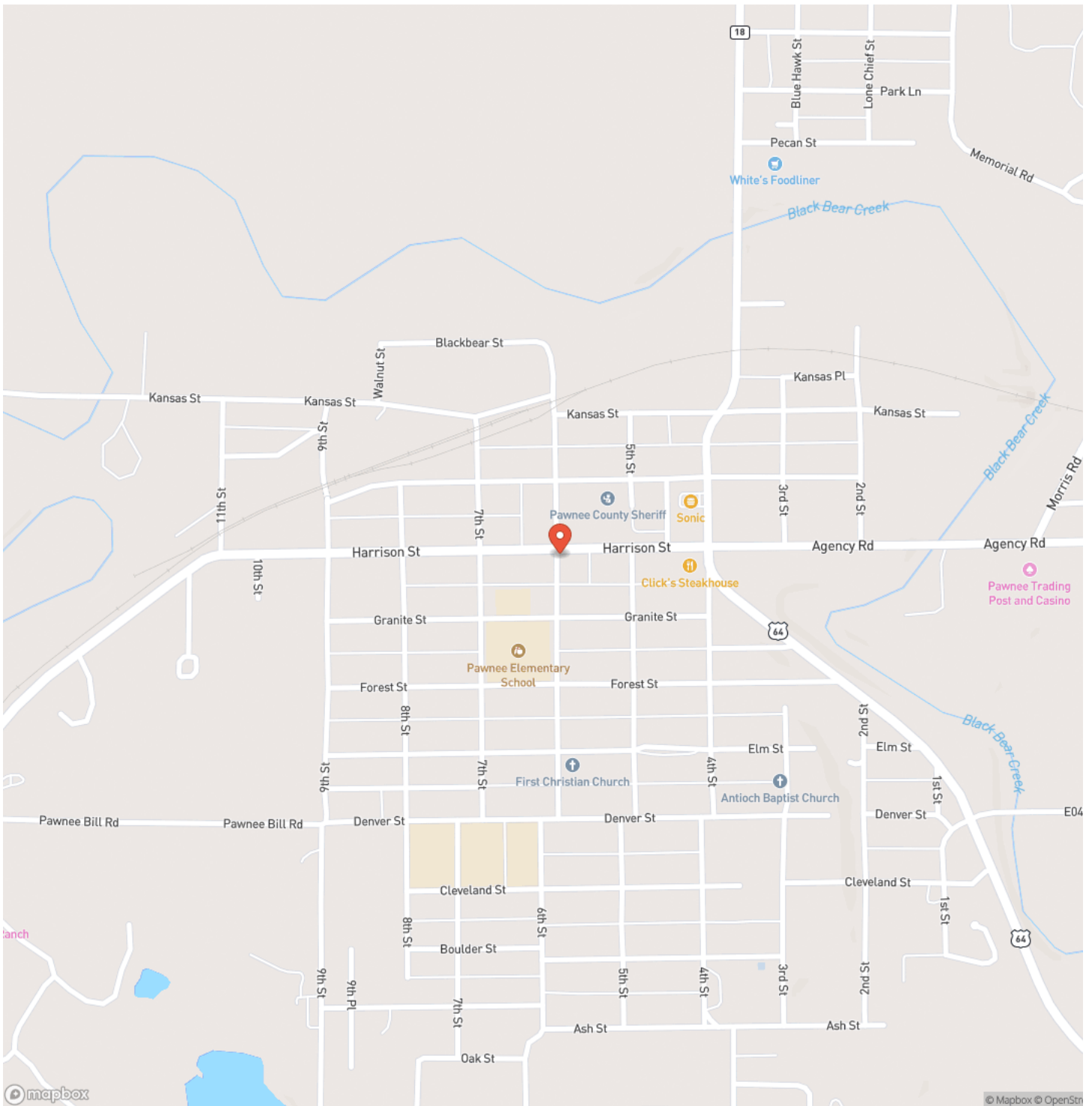


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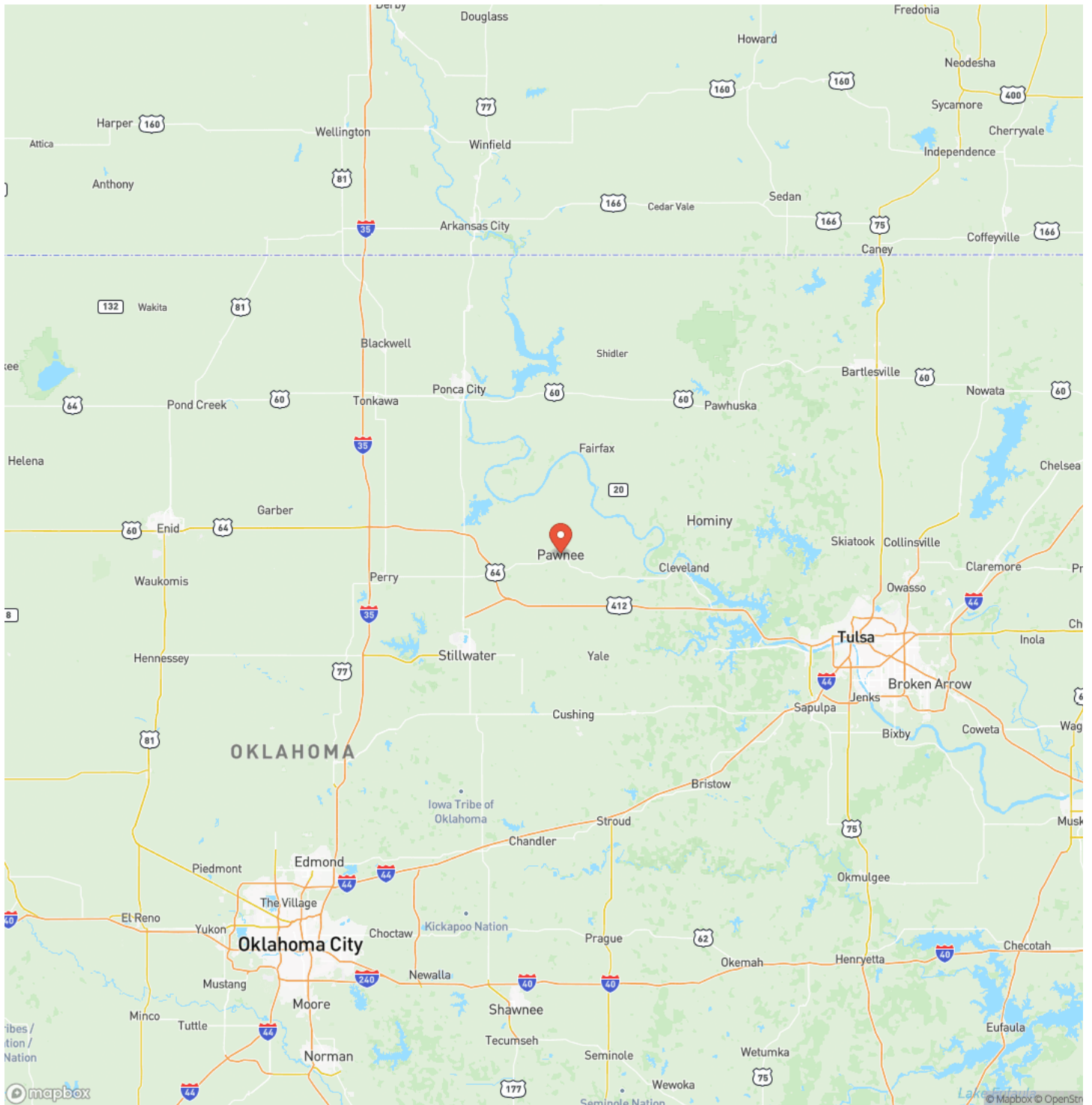


## Locator Map



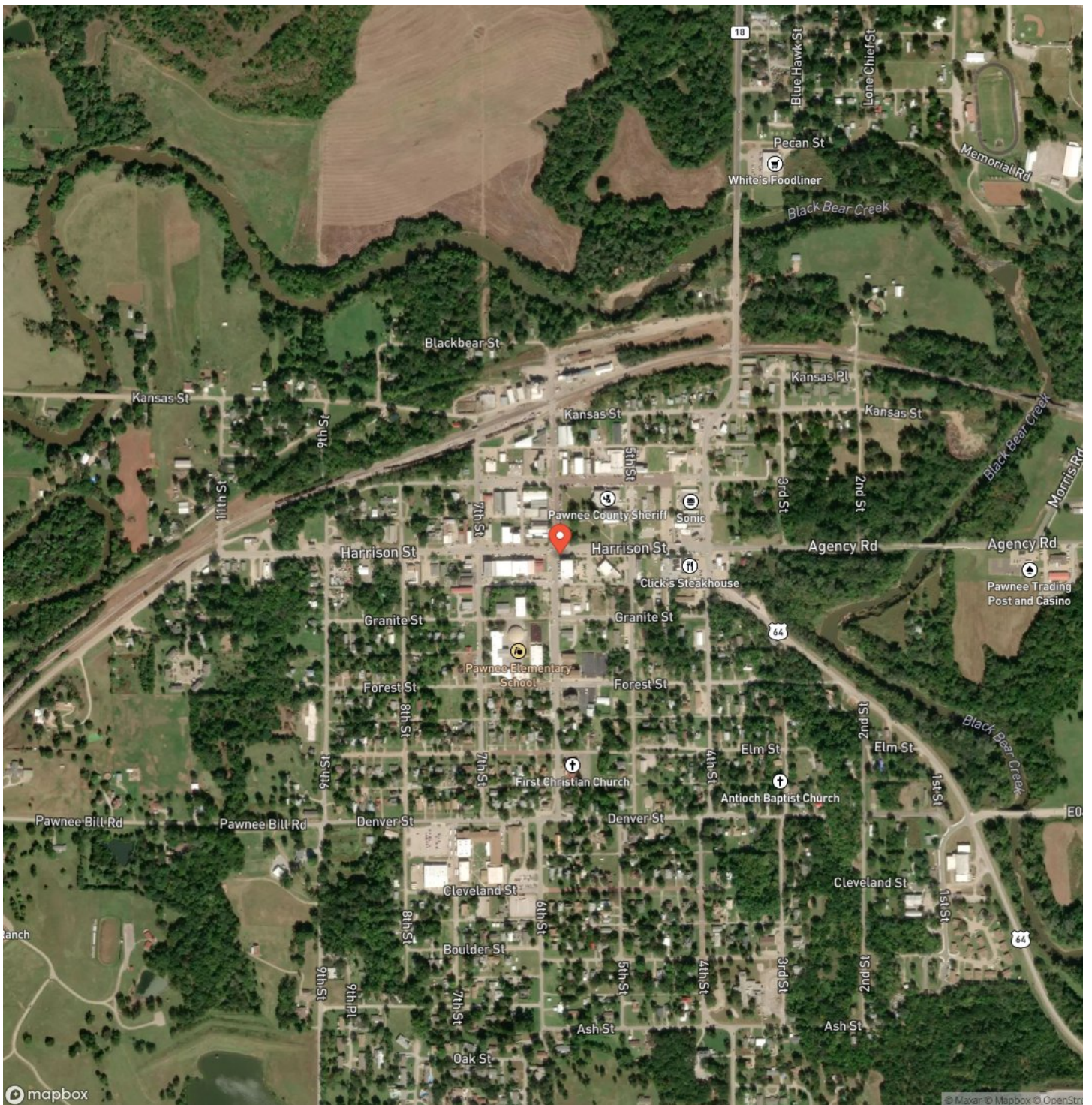


## Locator Map





## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Blake Merritt

## Mobile

(405) 317-8670

## Office

(405) 317-8670

## Email

blake@OklahomaLandmark.com

### Address

## City / State / Zip

Nichols Hills, OK 73116

## NOTES

[illegible]



## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **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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**Metro Mark Real Estate**  
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