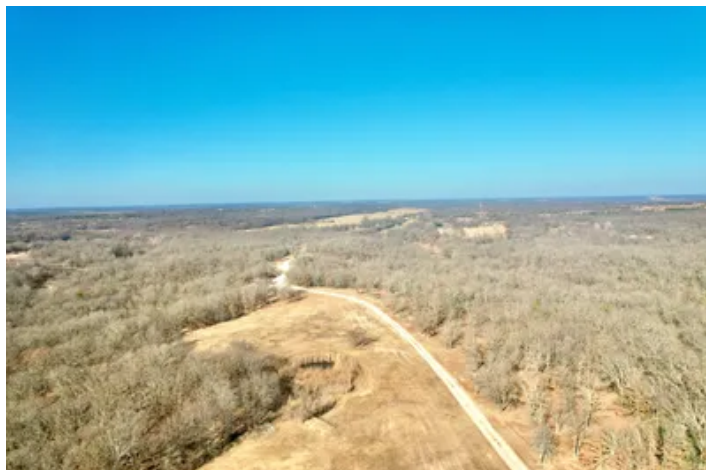
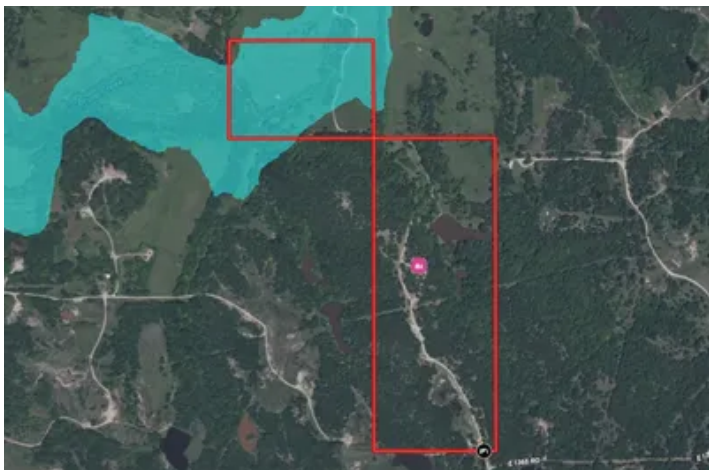


**81.64-Acre Recreational Escape Near Maud!**  
36578 Ns 3500 Road, Konawa, OK  
Konawa, OK 74849

**\$449,500**  
81.640± Acres  
Pottawatomie County



## 81.64-Acre Recreational Escape Near Maud!

### Konawa, OK / Pottawatomie County

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#### **SUMMARY**

##### **Address**

36578 Ns 3500 Road, Konawa, OK

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

Konawa, OK 74849

##### **County**

Pottawatomie County

##### **Type**

Recreational Land, Hunting Land

##### **Latitude / Longitude**

35.036431 / -96.775711

##### **Dwelling Square Feet**

1000

##### **Bedrooms / Bathrooms**

1 / 1

##### **Acreage**

81.640

##### **Price**

\$449,500



## **81.64-Acre Recreational Escape Near Maud!**

### **Konawa, OK / Pottawatomie County**

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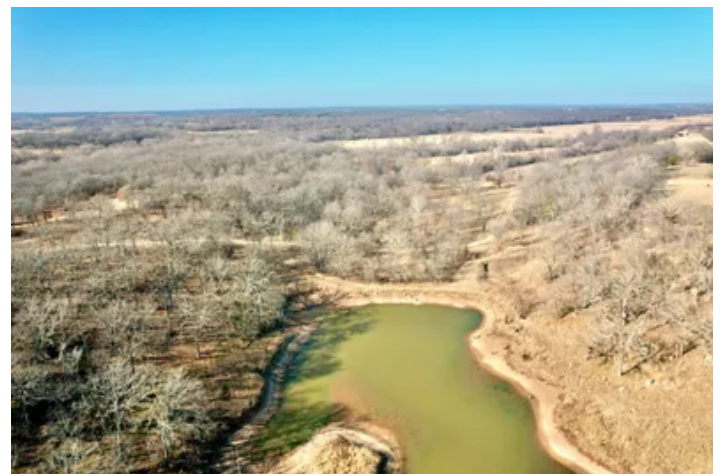
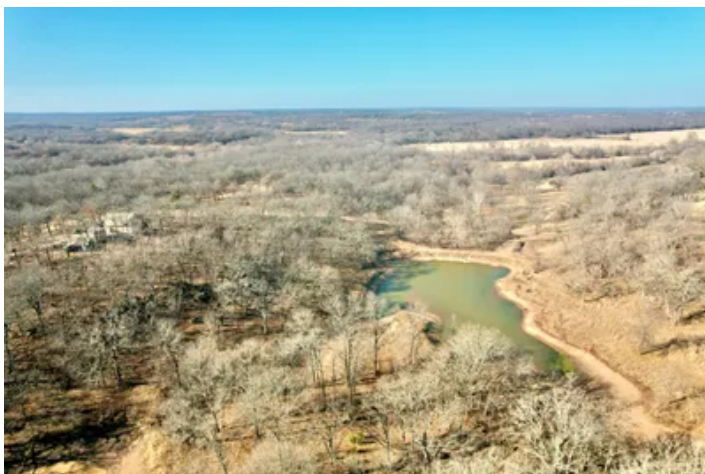
#### **PROPERTY DESCRIPTION**

81.64 +/- acres of pure recreational entertainment awaits! This retreat has a rare blend of scenic beauty, functional improvements, and year-round outdoor opportunities. Whether you're seeking a private hunting property, a family getaway, or a multi-use recreational ranch, this land checks every box. A rustic cabin provides a basecamp for weekend escapes, extended hunting trips, or quiet time away from city. Surrounding the cabin are multiple carports and sheds, offering space for UTVs, tractors, mowers, feeders, and all your equipment. A well-constructed gravel road system connects the gated entrance to the cabin, pond, valley, and other key areas of the property, allowing easy access in all seasons. The land itself is exceptionally well-suited for hunting and wildlife management. A diverse mix of timber, cover, and open areas creates ideal habitat for deer, turkey, upland birds, and waterfowl. Hunting locations are strategically spread across the property, providing excellent stand and blind setups for multiple wind directions and seasons. One of the standout features is the approximately 3-acre pond located just north of the cabin. This beautiful water feature serves as a recreational hub—perfect for fishing, canoeing, wildlife viewing, and duck hunting. The pond also enhances the property's overall habitat and aesthetic appeal. For those interested in ranching or agricultural use, the low valley area within the floodplain offers rich, high-quality soils that consistently produce abundant hay. This portion of the property is well-suited for hay production, grazing livestock, or future improvements. From rolling terrain and scenic views to functional infrastructure and proven recreational value, this property offers exceptional versatility and long-term enjoyment. Whether you're hunting, fishing, running cattle, or building memories with family and friends, this is truly an outdoorsman's paradise.

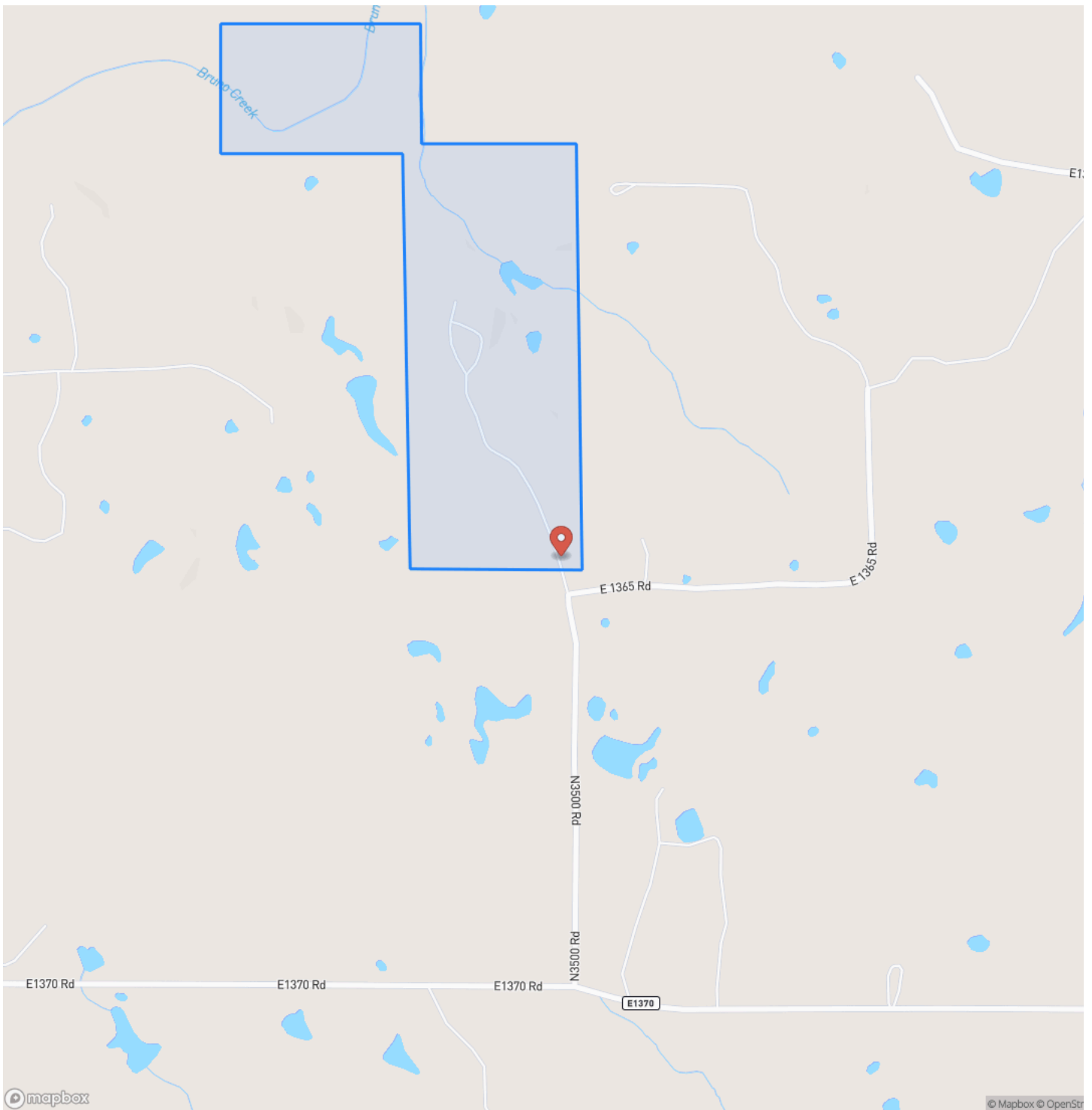


**81.64-Acre Recreational Escape Near Maud!**  
**Konawa, OK / Pottawatomie County**

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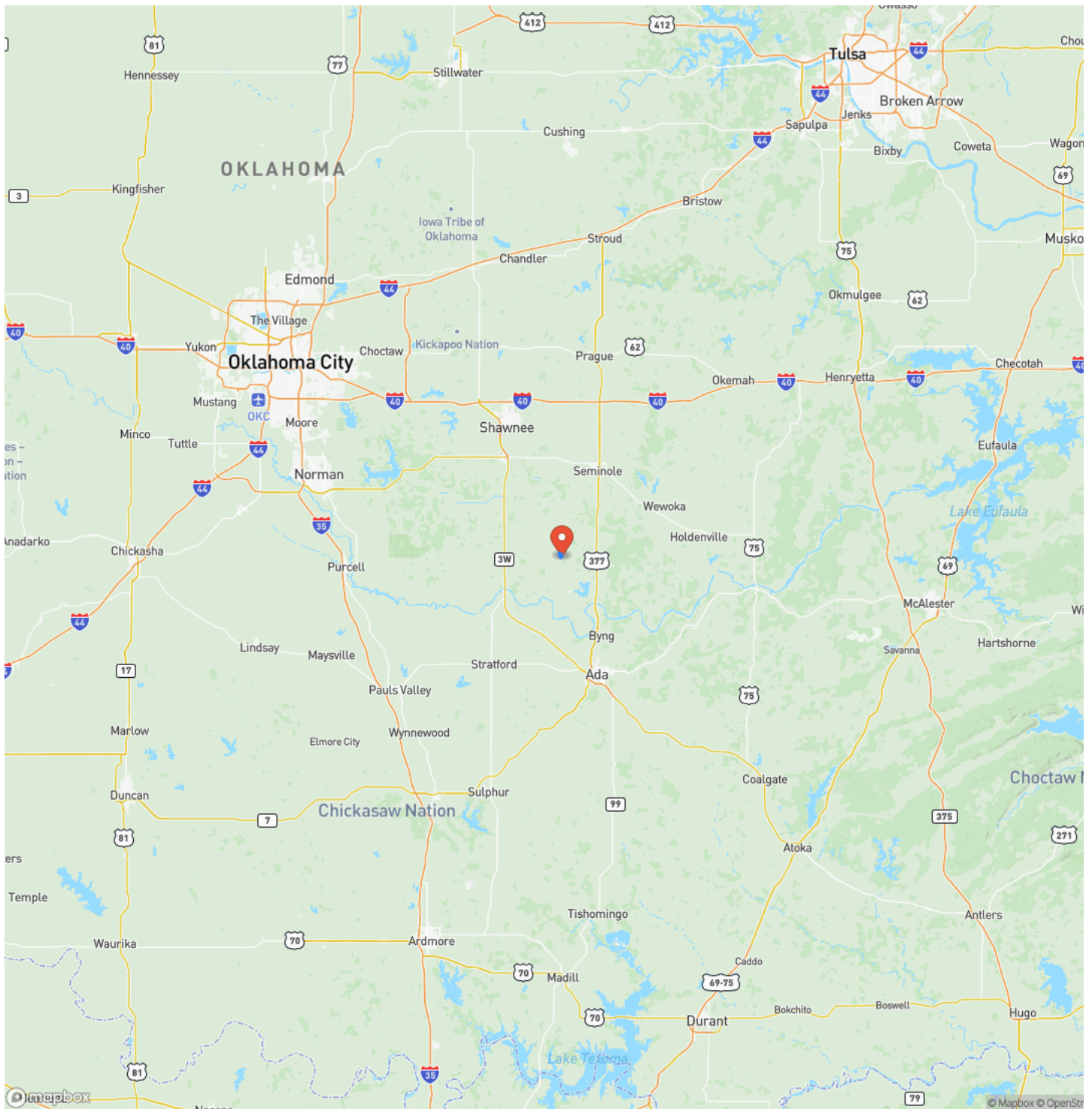


## Locator Map



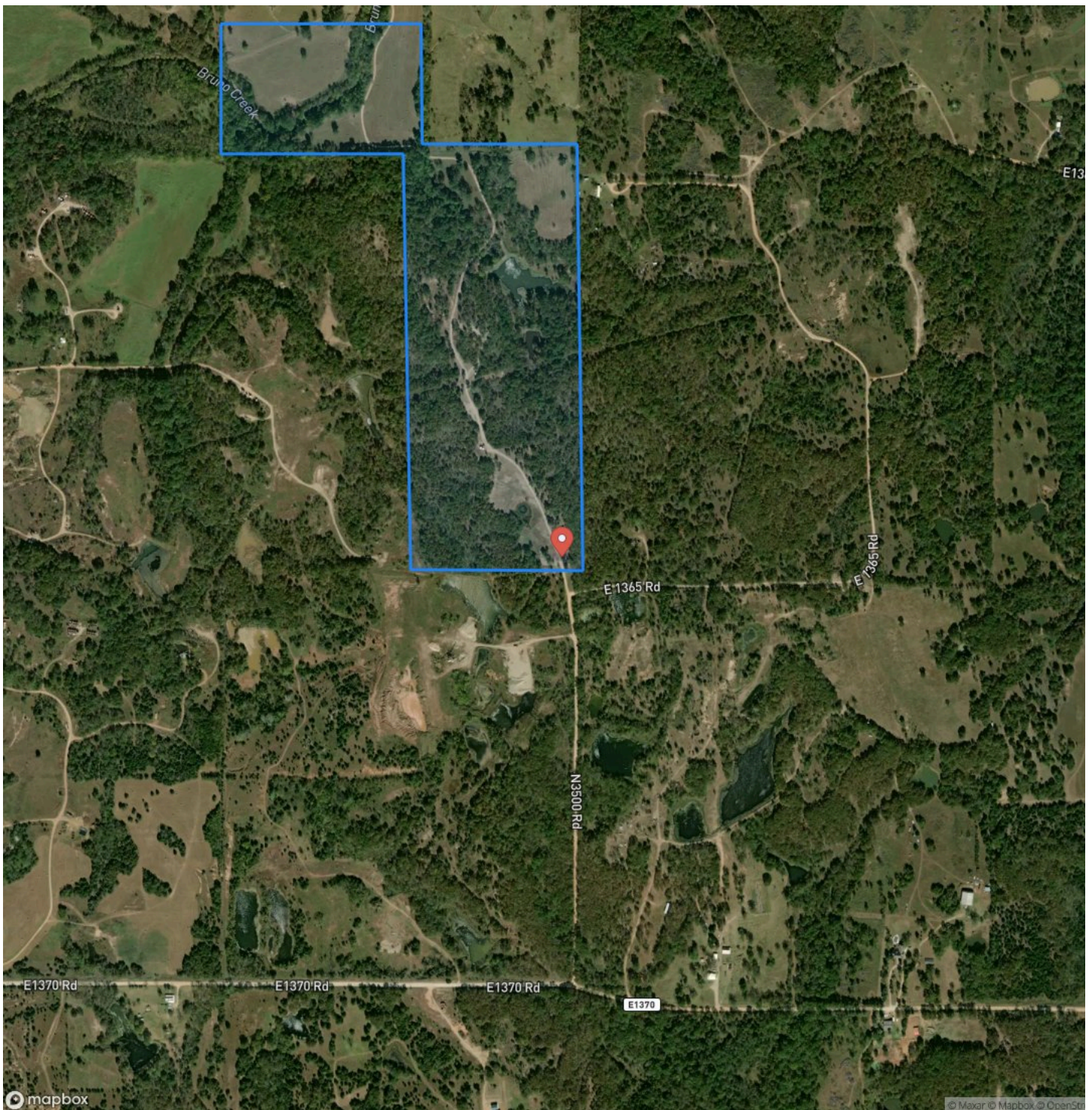
**81.64-Acre Recreational Escape Near Maud!**  
**Konawa, OK / Pottawatomie County**

## Locator Map





## Satellite Map



## 81.64-Acre Recreational Escape Near Maud! Konawa, OK / Pottawatomie County

### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Rickard

## Mobile

(405) 642-7762

## Email

brian@oklahomalandmark.com

### Address

6501 Avondale Drive

## City / State / Zip

## NOTES

[illegible]



## NOTES

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**  
6501 Avondale Drive  
Nichols Hills, OK 73116  
(405) 848-8818

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