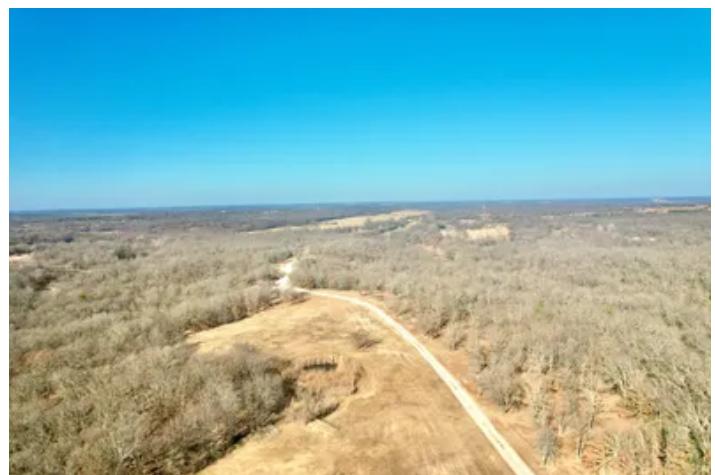
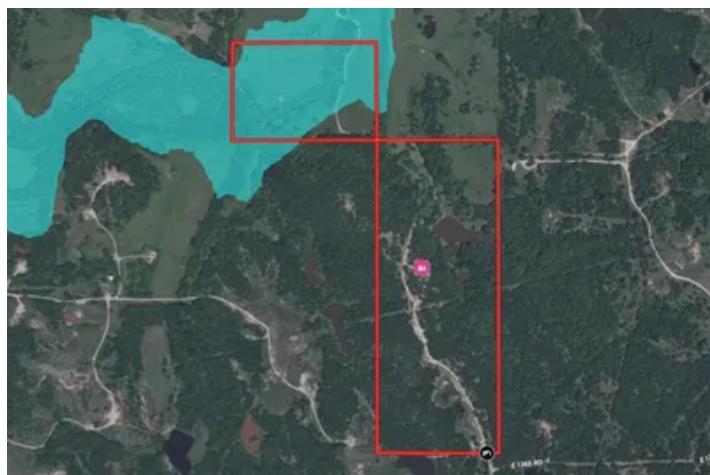


81.64-Acre Recreational Escape Near Maud!
36578 Ns 3500 Road, Konawa, OK
Konawa, OK 74849

\$449,500
81.64± Acres
Pottawatomie County



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

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

1,000

Bedrooms / Bathrooms

1 / 1

Acreage

81.64

Price

\$449,500



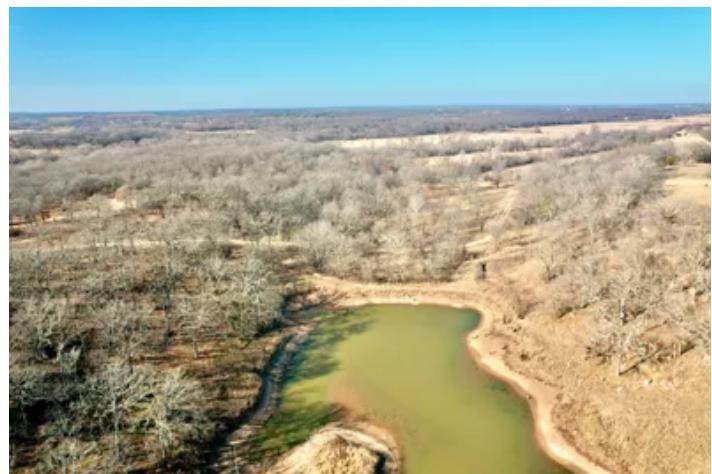
81.64-Acre Recreational Escape Near Maud!

Konawa, OK / Pottawatomie County

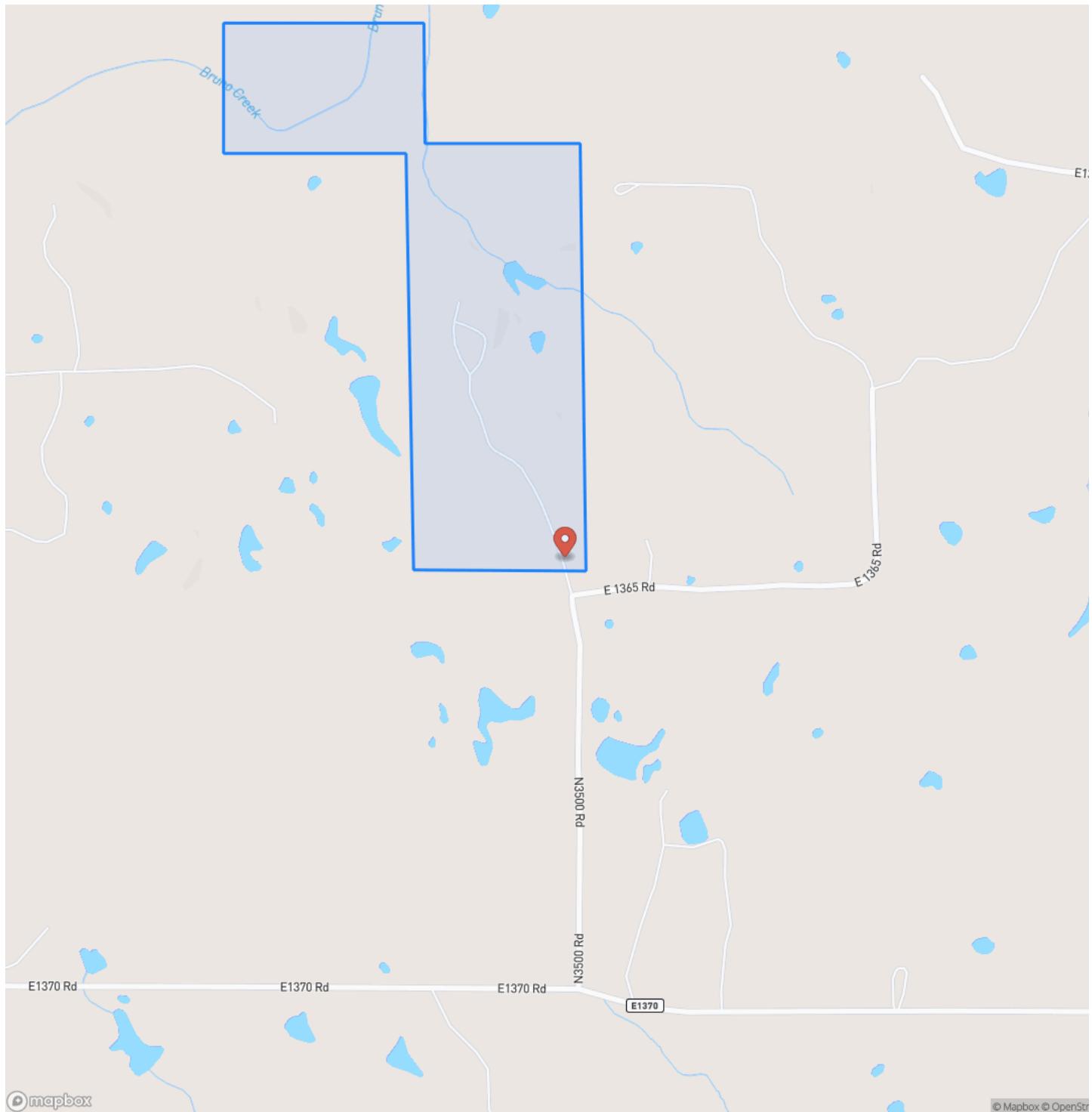
PROPERTY DESCRIPTION

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**

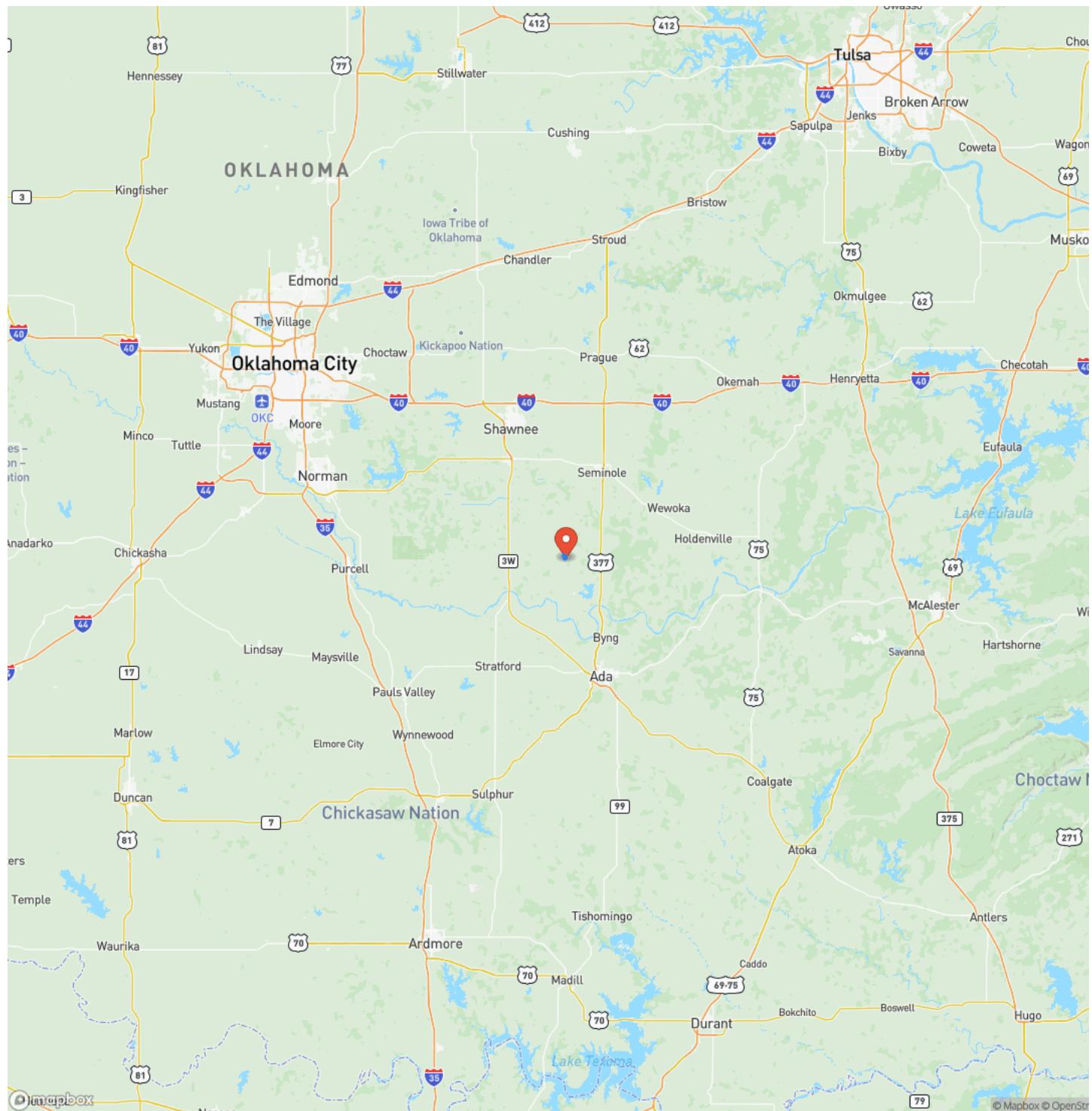


Locator Map



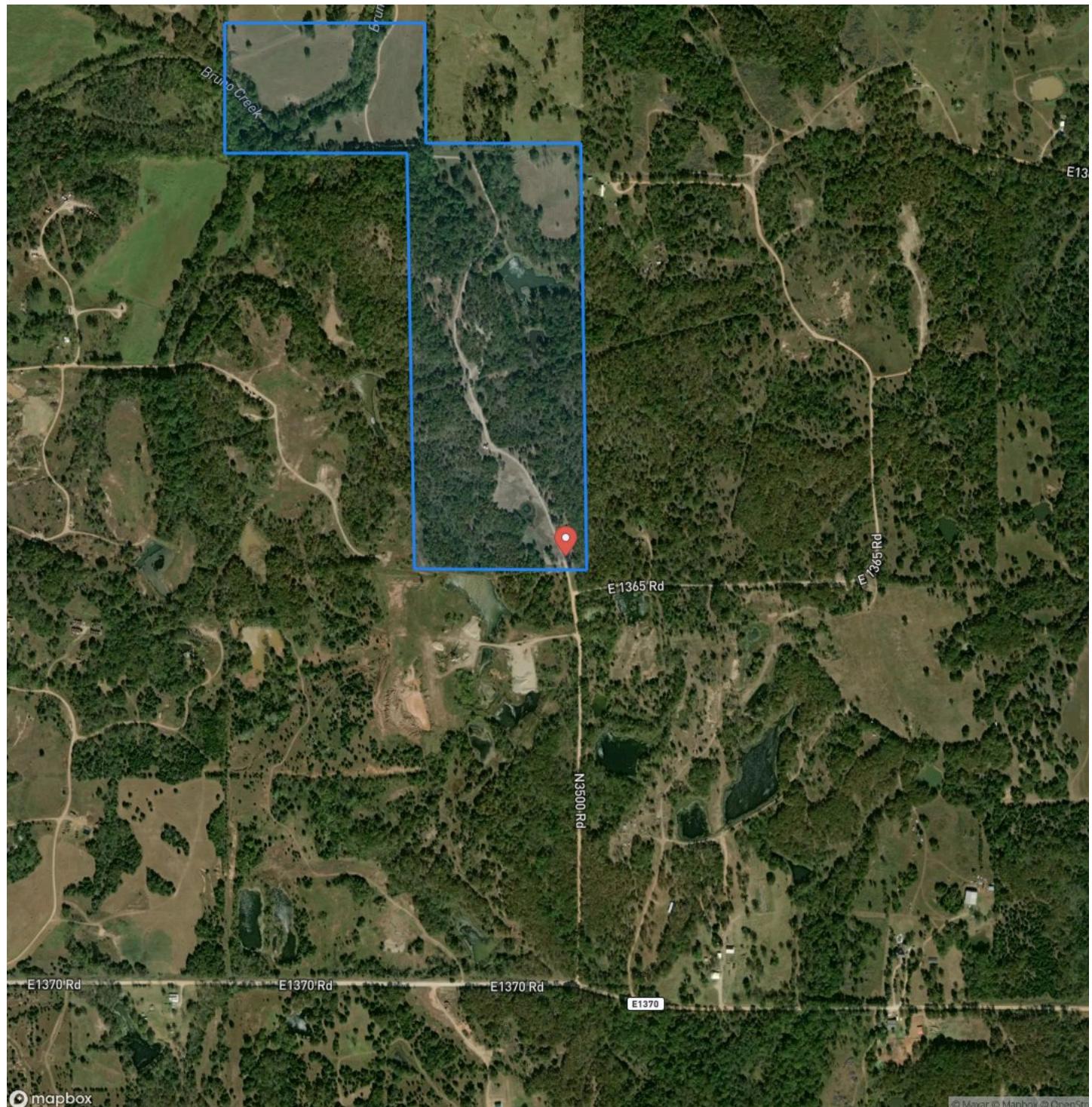
**81.64-Acre Recreational Escape Near Maud!
Konawa, OK / Pottawatomie County**

Locator Map



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

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

Oklahoma City, OK 73116

NOTES

NOTES

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.

Metro Mark Real Estate
6501 Avondale Drive
Nichols Hills, OK 73116
(405) 848-8818
