Arkansas River 389+ w/ Custom Built Home 38376 S 3430 Rd Pawnee, OK 74058-0566 **\$2,000,000** 389.050± Acres Pawnee County









SUMMARY

Address

38376 S 3430 Rd

City, State Zip

Pawnee, OK 74058-0566

County

Pawnee County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Undeveloped Land, Riverfront, Timberland, Single Family

Latitude / Longitude

36.458716 / -96.890652

Dwelling Square Feet

1932

Bedrooms / Bathrooms

4/3

Acreage

389.050

Price

\$2,000,000

Property Website

https://www.saltplainsproperties.com/property/arkansas-river-389-w-custom-built-home-pawnee-oklahoma/79983/









PROPERTY DESCRIPTION

Premier 389+ Acre Hunting & Recreational Property on the Arkansas River — A Rare Opportunity in the Central Flyway

Welcome to one of Oklahoma's most unique and meticulously managed properties, 389+ acres of prime land nestled in the heart of the Central Flyway. With a diverse mix of upland rolling hills, river-bottom farmland, scenic bluffs, and a live-water creek, this property offers exceptional recreational and hunting potential, all capped off by **over ¾ mile of Arkansas River frontage**.

Wildlife & Habitat Management

This land has been thoughtfully developed for top-tier deer and turkey hunting. Mature oak and cottonwood trees provide perfect roosting areas for turkeys, while strategically placed food plots attract and sustain the **mature whitetail deer** that roam the area. The property's blend of natural cover and managed habitat makes it a year-round wildlife haven.

Waterfowl Paradise

With over 60 acres of wetland development unit opportunities, the potential for waterfowl habitat is unmatched. Nearby Sooner and Kaw Lakes attract thousands of migrating birds each season, and when winter temperatures dip below freezing, the Arkansas River becomes one of the best destinations for waterfowl hunting in the state.

Two Homes + Additional Structures

- Main Home: 1,932 sqft 2 bed, 2 bath with a spacious wraparound porch offering stunning panoramic views of the Arkansas River Basin.
- Secondary Home: 975 sqft 2 bed, 1 bath perfect as a hunting cabin or guesthouse for friends and family.
- **Barn**: 30x65 with ample storage space for equipment and vehicles.
- Insulated Shop: 2,381 sqft Includes a heated/cooled room for a workshop, office, or hobby use 498 sqft.

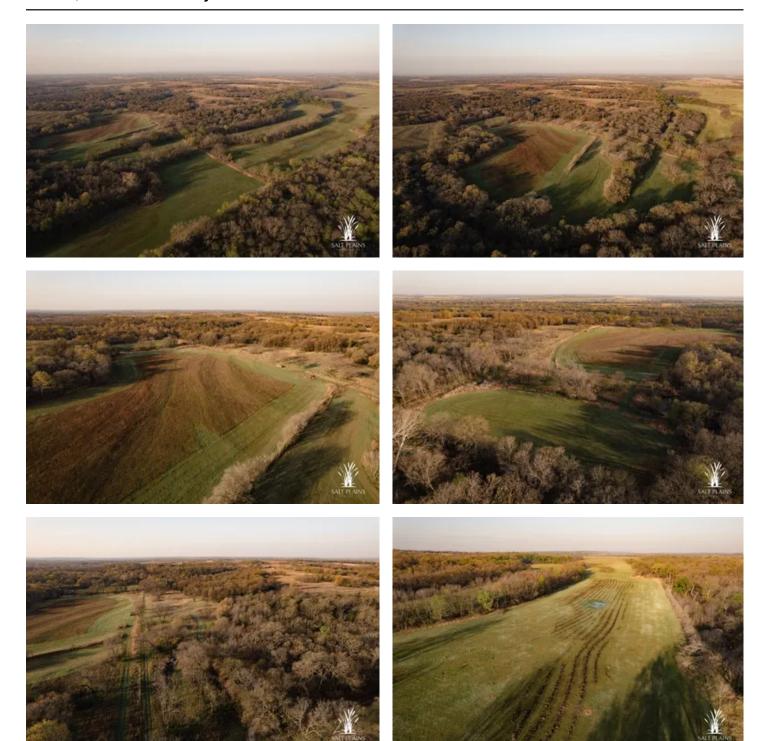
Property Highlights

- 389+ Acres of prime hunting and recreational land
- ¾+ Mile Arkansas River frontage
- Wetland development potential
- Mature hardwoods, rolling hills, scenic bluff views
- · Exceptional deer, turkey, and waterfowl habitat
- Two homes, safe room, barn, and insulated shop
- Central Flyway location with easy access to Sooner and Kaw Lakes

Don't miss your chance to own one of Oklahoma's premier outdoor properties.Call **Brett Stone at Salt Plains Properties** today to schedule your private showing!









LISTING REPRESENTATIVE For more information contact:



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City / State / Zip

<u>NOTES</u>	



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