

Arkansas River 389+ w/ Custom Built Home
38376 S 3430 Rd
Pawnee, OK 74058-0566

\$2,000,000
389.050± Acres
Pawnee County



Arkansas River 389+ w/ Custom Built Home
Pawnee, OK / 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!





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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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

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MORE INFO ONLINE:
www.saltplainsproperties.com

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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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