



Ralston Hunting and Recreational Land

153.05 +/- Acres | Pawnee County, OK | \$450,000



National Land Realty
4915 South Newport Avenue
Tulsa, OK 74105
NationalLand.com



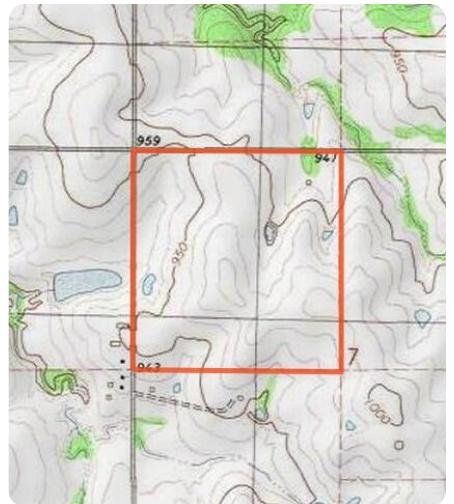
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34700 Rd

PROPERTY SUMMARY

This recreational land for hunting is within 2 miles of the Arkansas River in northern Pawnee County. 153.05 acres m/l with 93 acres m/l open pasture with shelter belts around 2 spring-fed ponds & 4 little ponds. The wildlife on-site include white-tail deer, hogs, turkeys, squirrels, and rabbits. There is a heavy steel corral and loading chute for cattle. The perimeter is fenced in barbed wire with no cross fencing. An old water well is located near the foundations of an old home site. No oilfield development has ever been conducted on-site (i.e., no oil or gas wells of record). The seller will convey half of the mineral rights with a mineral deed. Balance of mineral rights is available. The property is located a half-mile off Hwy 18, just 1 hour from Tulsa.



PROPERTY HIGHLIGHTS

- Two spring-fed ponds.
- Several water traps for wildlife.
- 93 acres m/l pasture consisting of unimproved native grasses.
- Steel corral near road with loading chute
- Wildlife on site include white tail deer, hogs, turkeys, squirrels, and rabbits.
- Located within 2 miles of the Arkansas River.
- Just half mile off paved state highway.
- Perimeter fenced with 5-strand barbed wire.
- Excellent property for four wheeling or riding horses.
- Raise cattle.
- There is no record of there ever having been any drilling or production on this property.
- Located just an hour from Tulsa.
- Convenient to Ponca City and Stillwater.
- Please contact agent regarding mineral rights.
- Old hand-dug stone-lined fresh water well has water ten feet down.



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