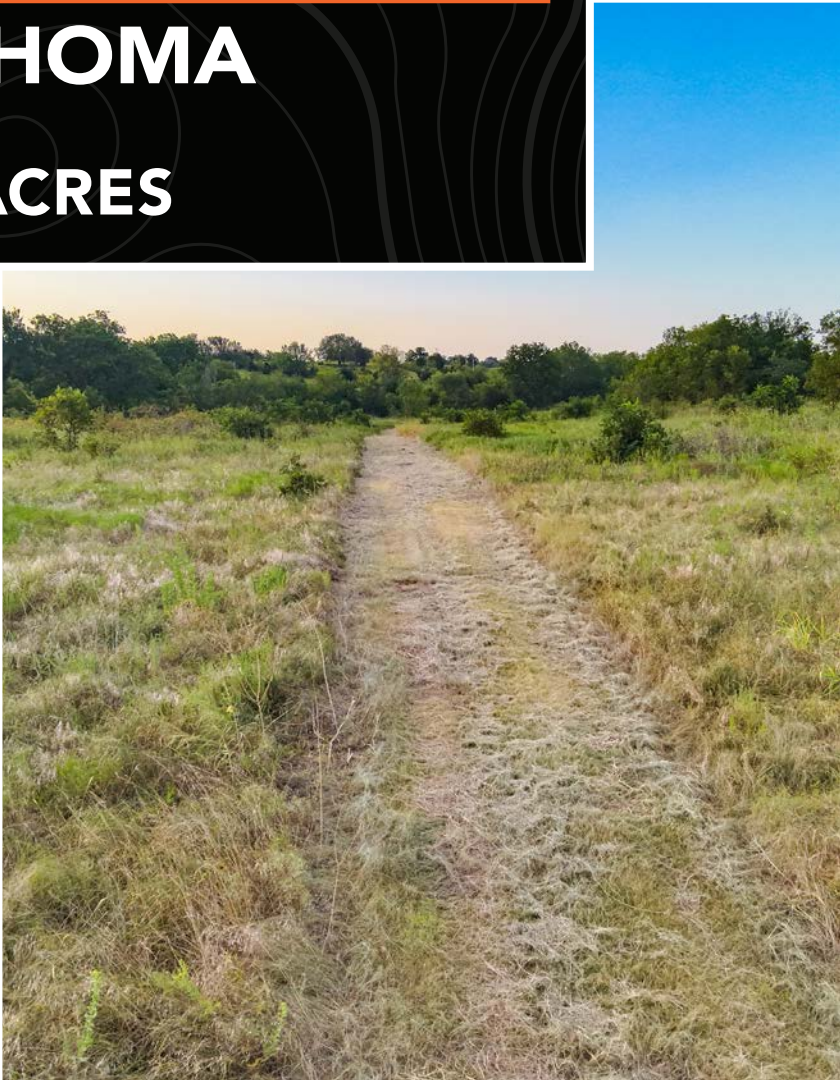
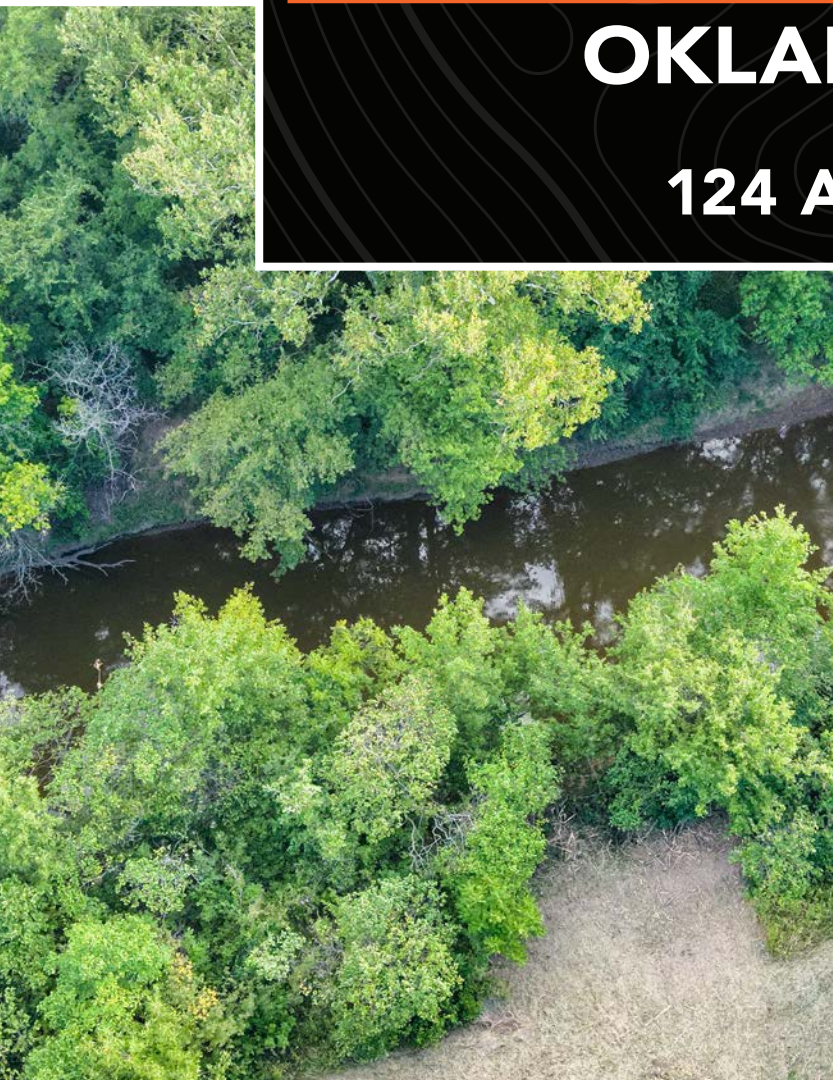




MIDWEST LAND GROUP
PRESENTS

PAWNEE COUNTY OKLAHOMA

124 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

124 ACRES +/- WITH LIVE CREEK, PONDS, BUILD SITES AND MULTIPLE USES

Located just over a mile off Highway 64 on newly paved Blackburn Road, this 124 +/- acre Pawnee County property offers an excellent combination of hunting, recreation, and homesite potential. The property features mature timber, open areas, approximately 100 feet of gradual elevation change, and nearly 3 miles of trails, creating a diverse layout that feels and hunts much larger than its acreage.

Water is a major feature, with Hellroaring Creek running through the northern portion of the property, a second wet-weather creek that was still holding water during the August drought, and two stocked ponds, including one approximately 1 acre in size. The west end features good bottom ground that could be developed into large food plots or cleared for additional hay meadow or pasture. Multiple openings throughout the property provide excellent locations for food plots, feeders, and stand setups, making this a strong recreational tract where Pawnee County is known for quality whitetails.

For those looking to build, the property offers several attractive homesites with elevated views. Rural water and electric are already in place, fiber optic is available at the road, and the property is fully fenced. A 3-bedroom, 2-bath manufactured home currently on the property is not included but can be purchased separately; otherwise, the sellers will have it removed. The sellers will also remove the existing oil-field wells and associated equipment.

Conveniently located approximately 2 miles from the Arkansas River, 8 miles from Highway 412 and about 45 minutes from both Tulsa and Stillwater, this property offers country seclusion without sacrificing accessibility. Whether you're looking for a hunting property, weekend getaway, hunting camp, or acreage to build a permanent home, this tract offers a hard-to-find combination of water, wildlife habitat, terrain, utilities, and convenient access. Contact the listing agent Paul Smith, for more info at (918) 397-2737. Shown by appointment only.



PROPERTY FEATURES

COUNTY: **PAWNEE** | STATE: **OKLAHOMA** | ACRES: **124**

- Two ponds, including one approximately 1 acre in size
- Hunt, fish, play, and create memories
- Nearly 3 miles of trail system
- Approximately 100 feet of gradual elevation change with great views and diverse terrain
- Excellent whitetail hunting habitat with multiple food plot, feeder and stand locations — hunts big
- Rural water and electric in place, with fiber optic available at the road
- Cleveland School District
- Fully fenced with excellent access just over 1 mile from Hwy 64 on newly paved Blackburn Road
- Approximately 45 minutes from Tulsa and 45 minutes from Stillwater, and only 8 miles from Hwy 412
- No mineral rights to be conveyed
- Boundaries are approximate; property to be surveyed by seller
- 124 +/- acres in Pawnee County, Oklahoma
- Hellroaring Creek running through the northern portion of the property

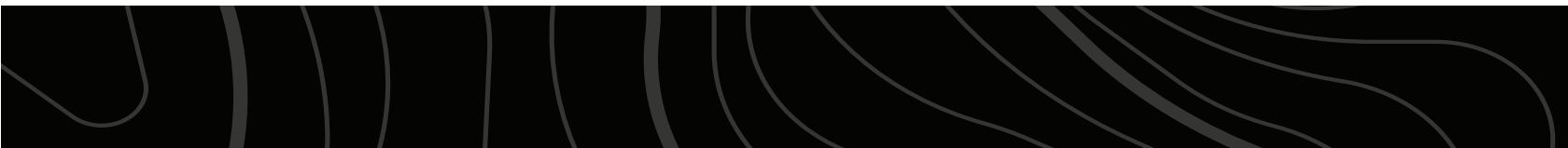


124 +/- ACRES

The property features mature timber, open areas, approximately 100 feet of gradual elevation change, and nearly 3 miles of trails, creating a diverse layout that feels and hunts much larger than its acreage.



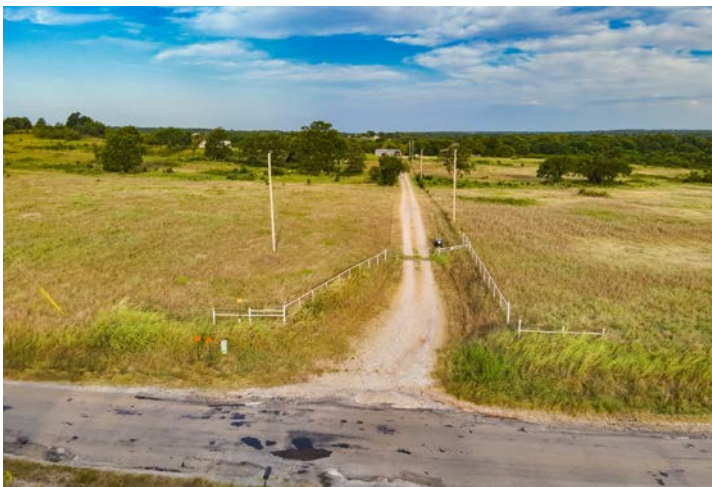
TWO PONDS



HELLROARING CREEK



MULTIPLE HOMESITES

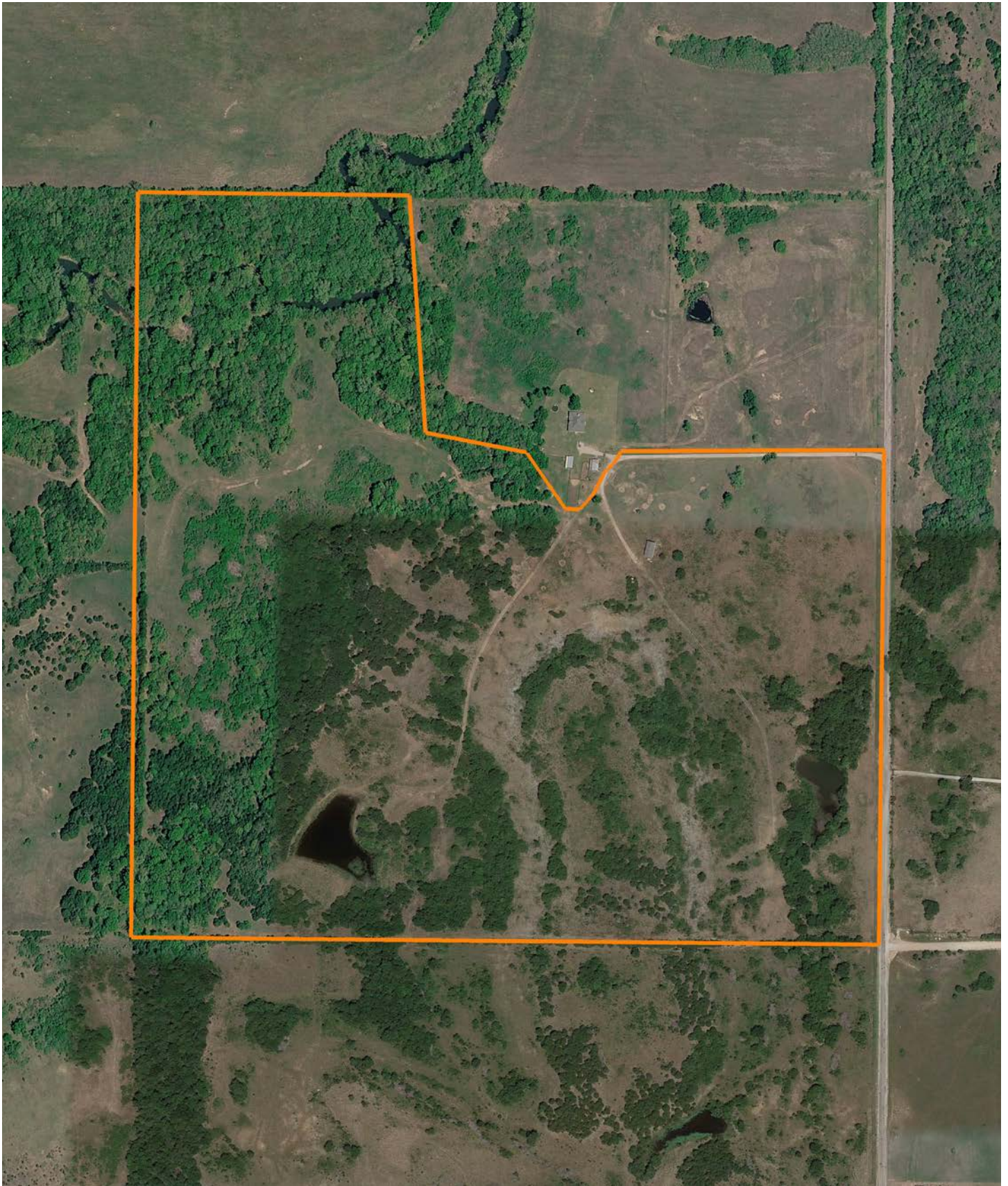


EXCELLENT HUNTING HABITAT

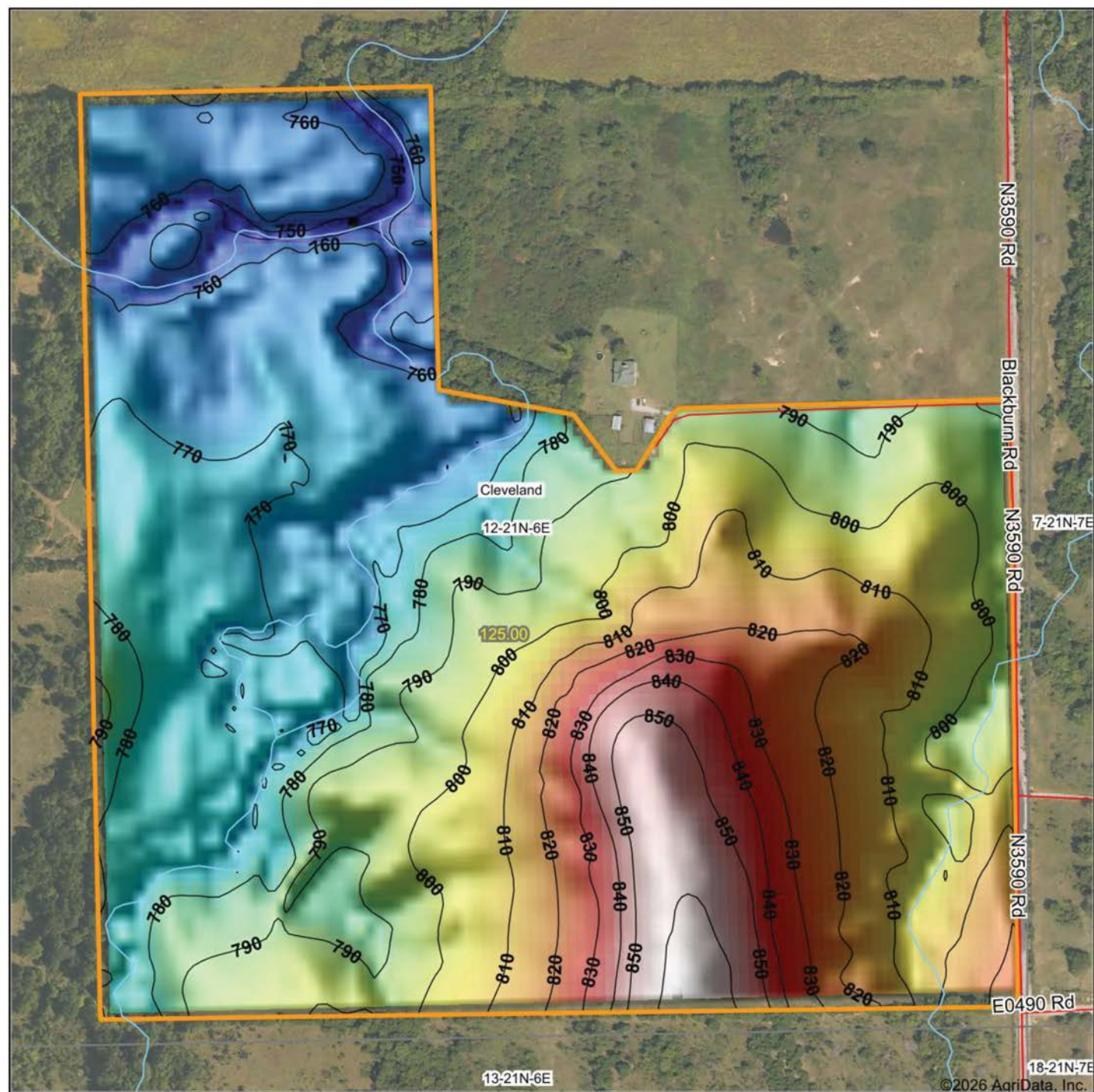
Multiple openings throughout the property provide excellent locations for food plots, feeders and stand setups, making this a strong recreational tract where Pawnee County is known for quality whitetails.



AERIAL MAP



HILLSHADE MAP



Maps Provided By:

surety
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Source: USGS 10 meter dem

Interval(ft): 10

Min: 746.0

Max: 863.0

Range: 117.0

Average: 793.8

Standard Deviation: 27.07 ft

0ft 442ft 884ft

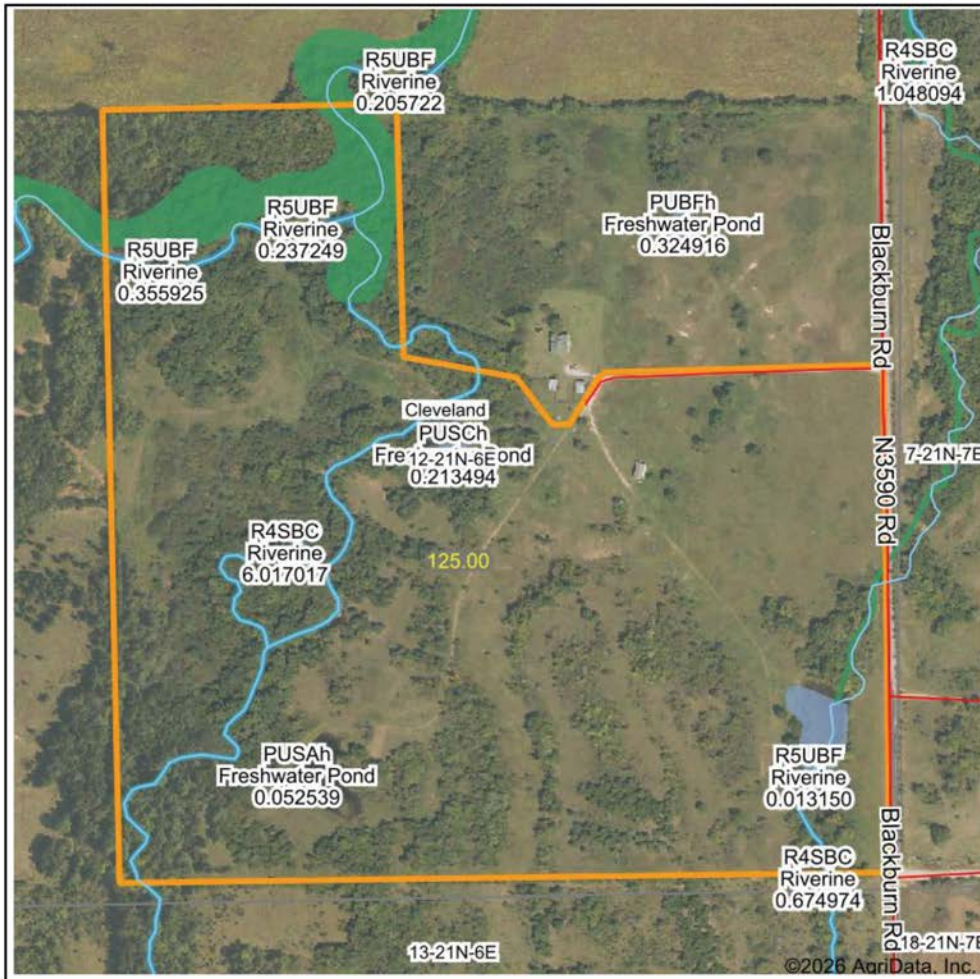


8/14/2026

12-21N-6E
Pawnee County
Oklahoma

Boundary Center: 36° 18' 29.07, -96° 36' 26.27

WETLANDS MAP



State: **Oklahoma**
 Location: **12-21N-6E**
 County: **Pawnee**
 Township: **Cleveland**
 Date: **8/14/2026**



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 CUSTOMIZED ONLINE MAPPING
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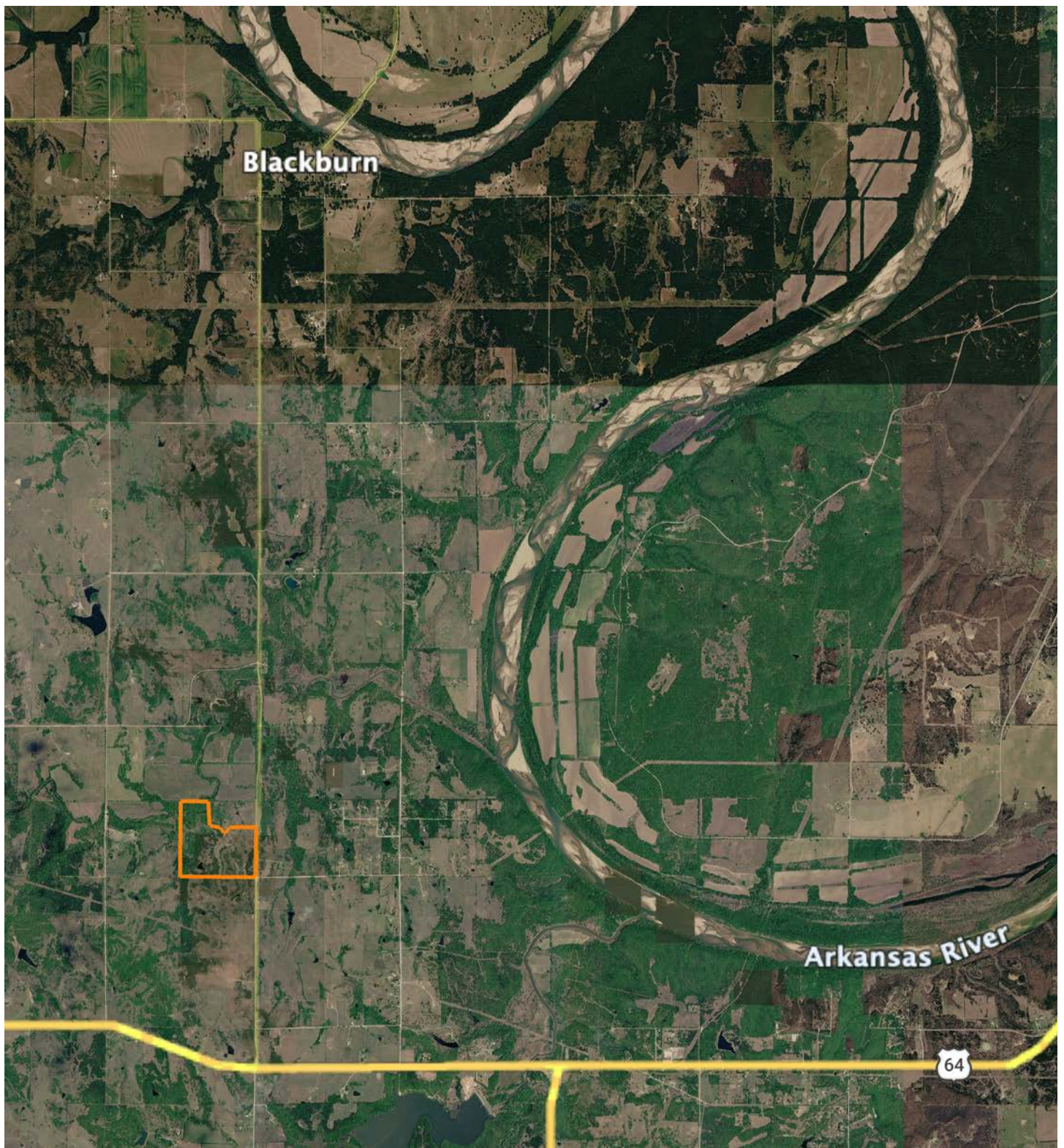


0ft 687ft 1374ft

Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	5.94
R4SBC	Riverine	1.89
PUBFh	Freshwater Pond	0.68
R5UBF	Riverine	0.55
PUSCh	Freshwater Pond	0.54
PUSAh	Freshwater Pond	0.05
Total Acres		9.65

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

Buying or selling real estate can be stressful and overwhelming and Paul is the kind of agent that loves to help people with their real estate needs. One of the reasons Paul came into this market is because he loves meeting new people and building lifelong relationships. Paul was born and raised in Oklahoma and a graduate of Oklahoma State University. He and his wife moved their family to live in Kansas for several yrs giving him an opportunity to know both markets and areas well.

With a lifelong obsession for the outdoors, hunting, and improving the land, Paul found his calling at Midwest Land Group, where he's able to fulfill his dream of working outdoors. He enjoys sharing a passion and talking with people about all facets of land – whether hunting, habitat improvement or investing – all while being able to create value for both his buyer and seller clients. When you work with Paul, rest assured he'll do everything he can to provide great customer service to reach the end goal of his clients.

Paul and his family reside in Oklahoma now and when he's not working, you can find Paul enjoying life and the outdoors year-round with his family. Paul is very active in his community helping coach youth sports and serving at his local Church. Paul lives with his wife Whitney and, together, they have three children, Ryker, Tymber, and PC. Give Paul a call today and let him help serve you in your real estate needs!



PAUL SMITH, LAND AGENT
918.397.2737
PSmith@MidwestLandGroup.com



MidwestLandGroup.com

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