

**Merrick 16± Acre Undeveloped Lot with Recreational
Upside**
800558 S 3290 Rd
Wellston, OK 74881

\$115,000
16± Acres
Lincoln County



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Wellston, OK / Lincoln County**

SUMMARY

Address

800558 S 3290 Rd

City, State Zip

Wellston, OK 74881

County

Lincoln County

Type

Lot, Undeveloped Land, Recreational Land, Ranches

Latitude / Longitude

35.842188 / -97.139492

Acreage

16

Price

\$115,000

Property Website

<https://greatplainslandcompany.com/detail/merrick-16-acre-undeveloped-lot-with-recreational-upside-lincoln-oklahoma/107359/>



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PROPERTY DESCRIPTION

Saddlehorn Development | 16± Acres | Lincoln County, Oklahoma

Discover a rare opportunity to build your dream home or rural retreat on 16± acres in the sought-after Saddlehorn Development, situated just 1 mile south of Merrick, Oklahoma and approximately 15 miles east of Guthrie, Oklahoma. This corner lot offering combines two lots into one versatile package, delivering both privacy and flexibility in one of Lincoln County's most desirable rural communities.

The property features approximately 12± wooded acres filled with native timber and stunning natural scenery, complemented by 1.4± acres already cleared into a lush grass area with a dirt and gravel access path leading directly to a prepared building site - the hard work of getting started has already been done for you. A cattle guard entrance with a lockable gate provides both convenience and security from the road.

Wildlife enthusiasts will appreciate the property's natural habitat, with turkey and whitetail deer regularly frequenting the land. The wooded backdrop creates a serene, private setting that feels worlds away while remaining conveniently accessible. Power and fiber optic service are already available at the road, making future development straightforward and cost-effective.

The Saddlehorn HOA provides light-touch oversight with sensible rural guidelines - including age requirements for manufactured homes and a one-cow-per-acre allowance - without imposing restrictive building limitations or mandatory annual dues, offering the best of both structure and freedom.

As an added bonus, the southwest corner of the property includes inactive saltwater disposal infrastructure that falls within the deeded acreage, contributing to the total acre count without impacting the cleared home site or its views.

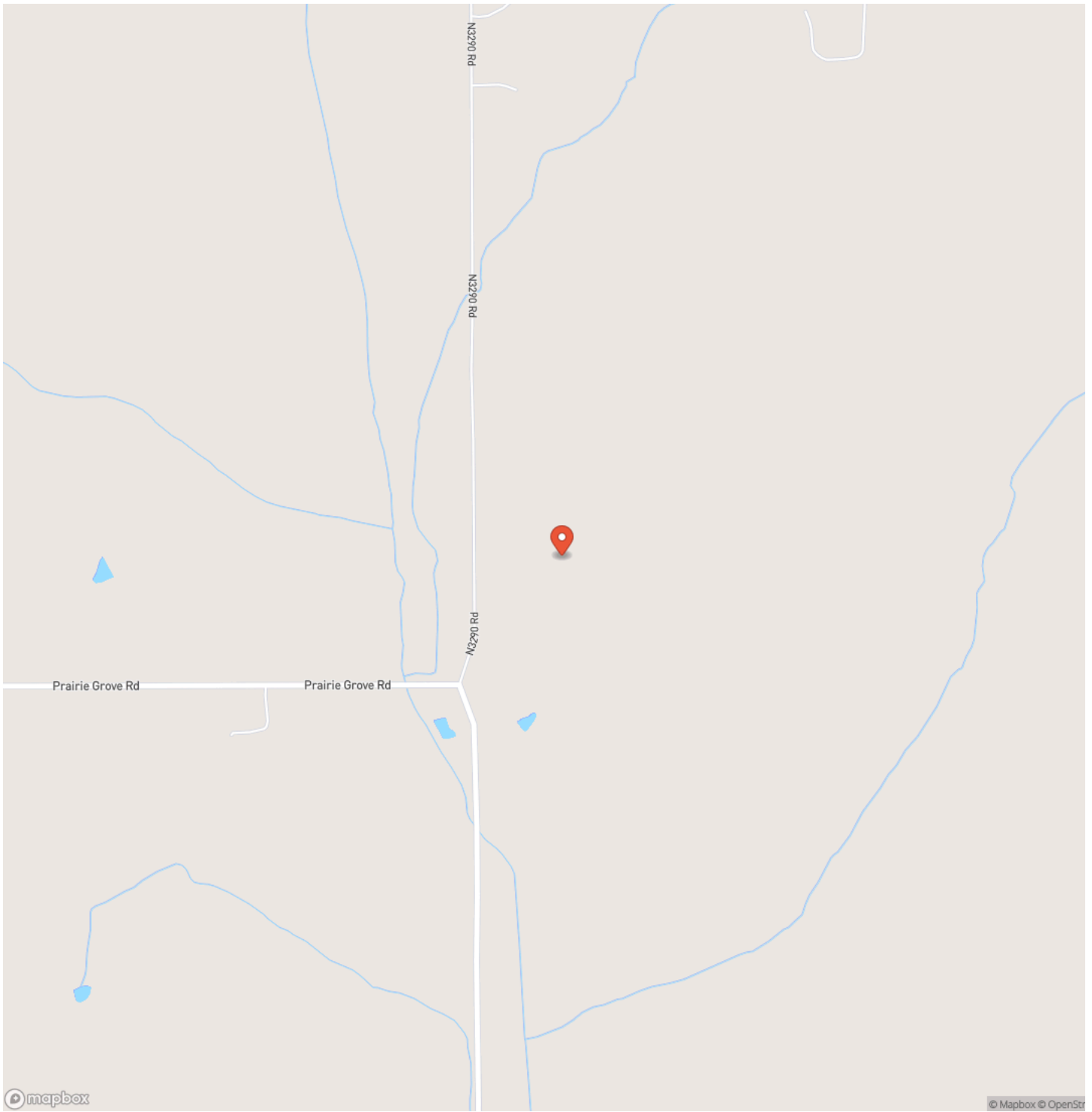
Located within the well-regarded Perkins School District, this property is an outstanding canvas for those seeking country living with modern connectivity and room to grow.



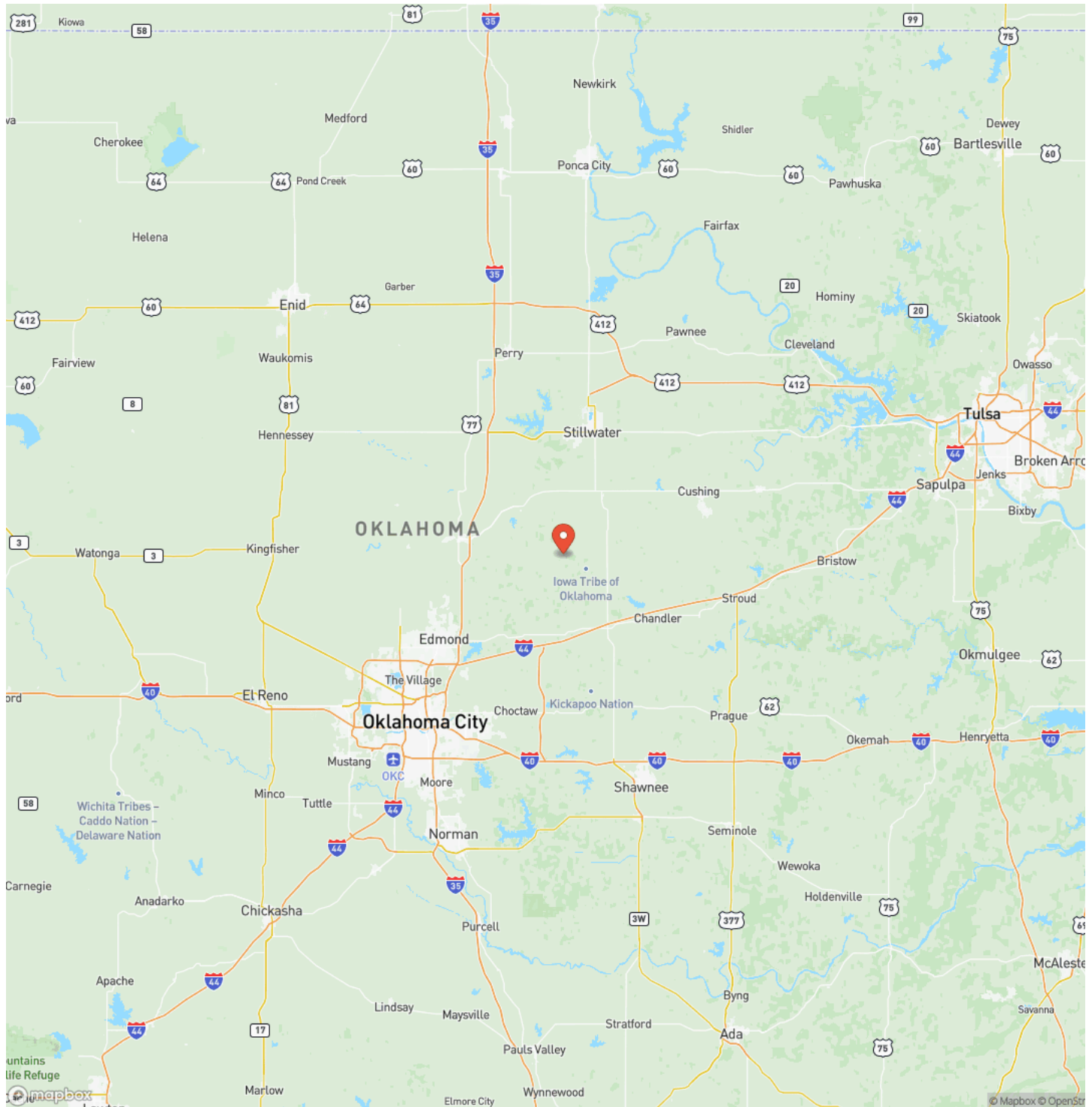
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Locator Map



Locator Map



Satellite Map



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.



GREAT PLAINS

LAND CO.

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