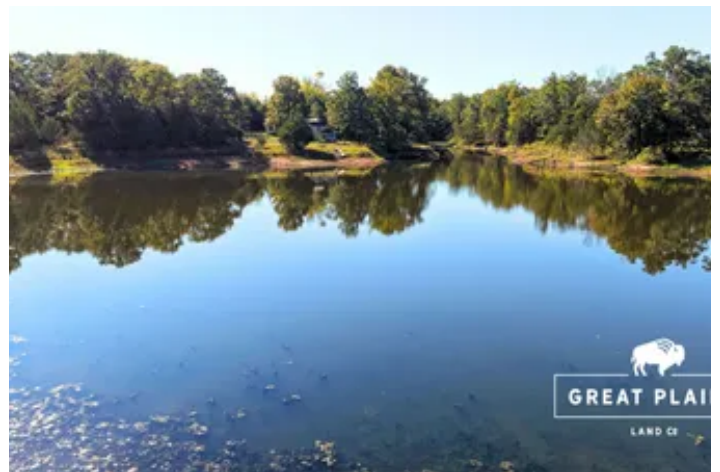


80 Acres with 2-Acre Stocked Fishing Pond & Hunting Cabin
TBD Skagg City Rd.
Macomb, OK 74852

\$248,000
80± Acres
Pottawatomie County



80 Acres with 2-Acre Stocked Fishing Pond & Hunting Cabin
Macomb, OK / Pottawatomie County

SUMMARY

Address

TBD Skagg City Rd.

City, State Zip

Macomb, OK 74852

County

Pottawatomie County

Type

Recreational Land, Undeveloped Land, Lakefront, Hunting Land, Timberland

Latitude / Longitude

35.157982 / -96.895983

Acreage

80

Price

\$248,000

Property Website

greatplainslandcompany.com



80 Acres with 2-Acre Stocked Fishing Pond & Hunting Cabin **Macomb, OK / Pottawatomie County**

PROPERTY DESCRIPTION

80 Acres with Stocked Fishing Pond & Hunting Cabin - Pottawatomie County, Oklahoma

Discover an outstanding recreational getaway on 80 mostly wooded acres in Pottawatomie County, just 20 minutes from Shawnee, 12 minutes from Macomb, and 45 minutes from Tinker Air Force Base. With abundant timber, a stocked pond, and a rustic hunting cabin, this property offers the kind of privacy and outdoor adventure hunters, anglers, and weekend explorers appreciate.

At the heart of the property is an approximately 2-acre pond reaching 19 feet deep when full and stocked with bass, catfish, and crappie. Spend mornings fishing, afternoons exploring the woods, and evenings unwinding beside the water. The timber provides habitat for the wildlife Oklahoma is known for, creating opportunities for hunting, wildlife watching, and year-round recreation.

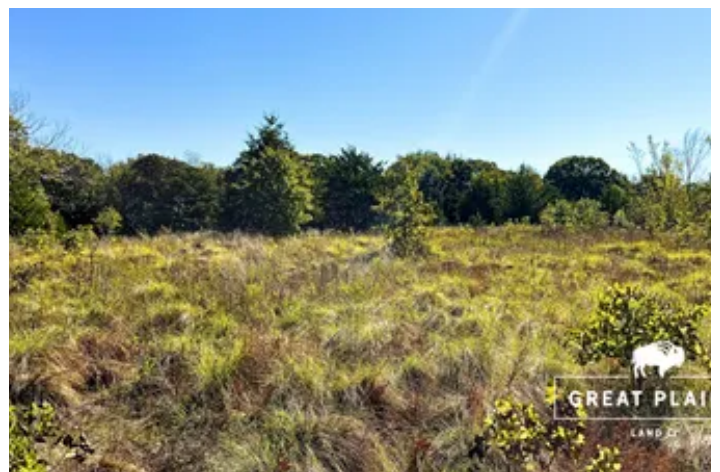
A 40-by-11-foot hunting cabin/shed with a tin roof is wired for power and offers a practical base camp for your outdoor pursuits. Approximately 4.5 acres of mostly cleared, mostly fenced ground provide additional space for camping, equipment, or gathering with family and friends. The full 80-acre tract also has partial fencing along its north and south sides.

Access is through three gates via an easement the seller states is recorded; buyer to verify the easement and access rights. Whether you're seeking a private fishing hole, hunting retreat, or wooded escape from everyday life, this property delivers room to roam and memories waiting to be made.

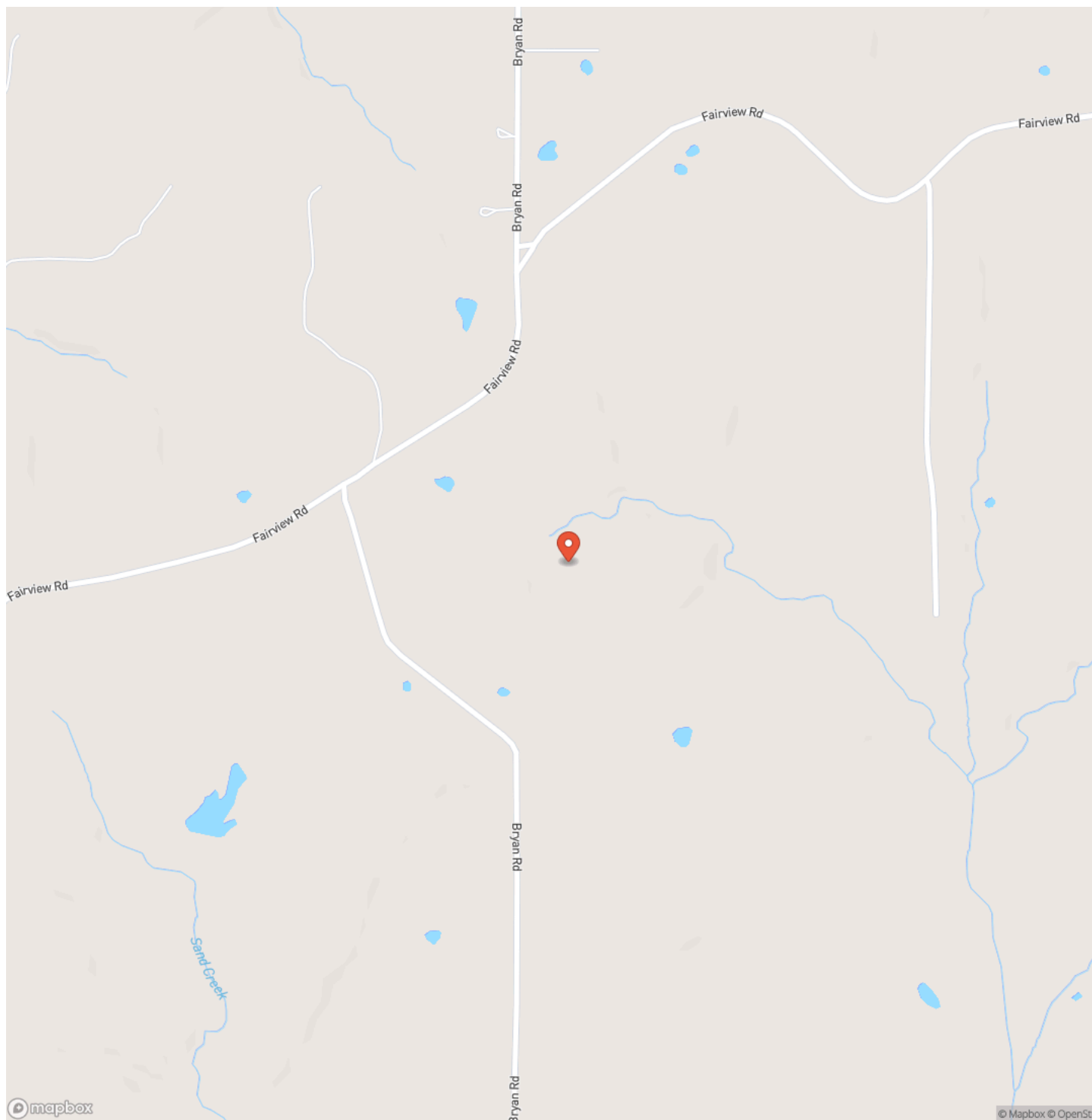
Surface rights only.



80 Acres with 2-Acre Stocked Fishing Pond & Hunting Cabin
Macomb, OK / Pottawatomie County

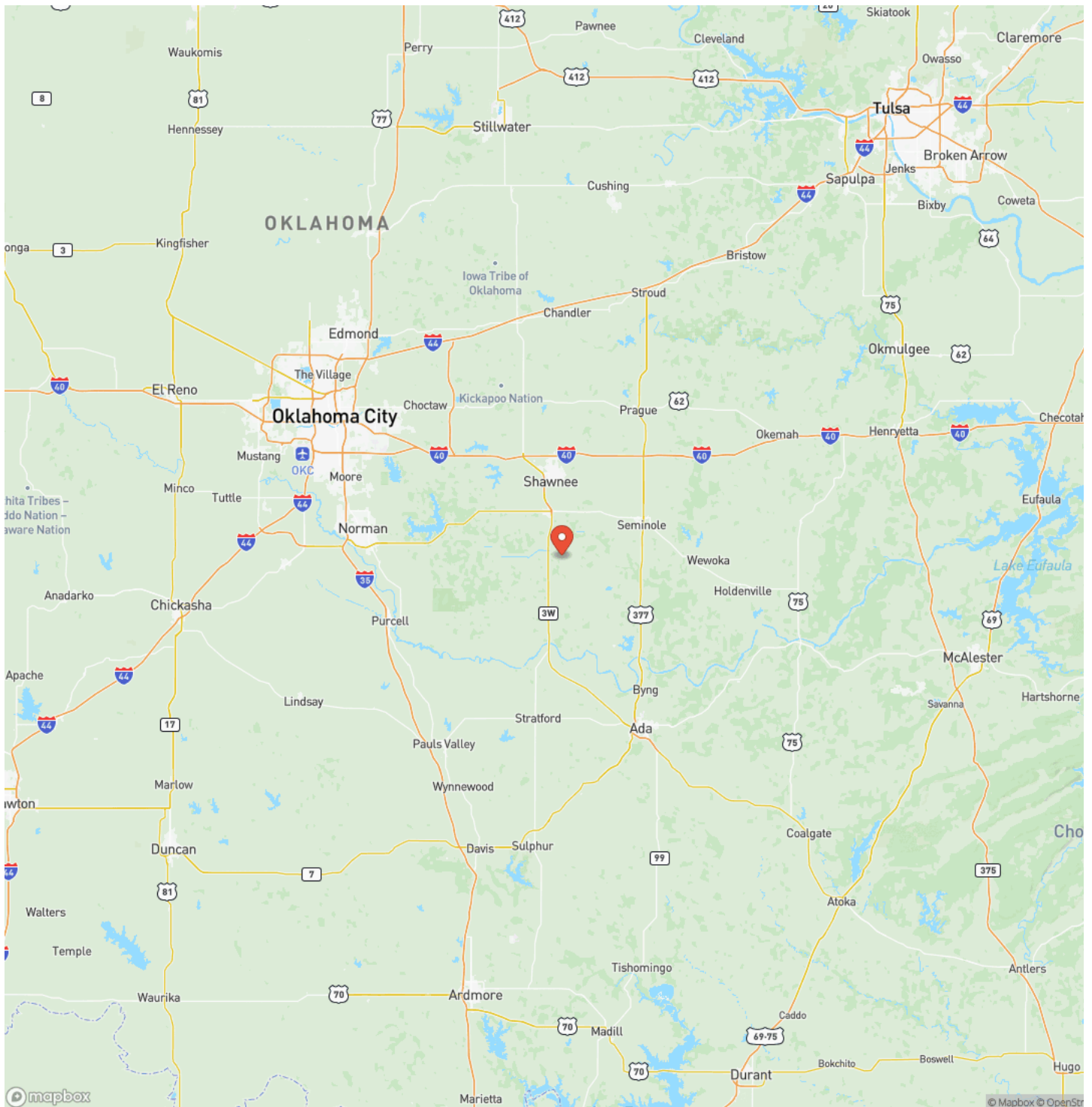


Locator Map



80 Acres with 2-Acre Stocked Fishing Pond & Hunting Cabin
Macomb, OK / Pottawatomie County

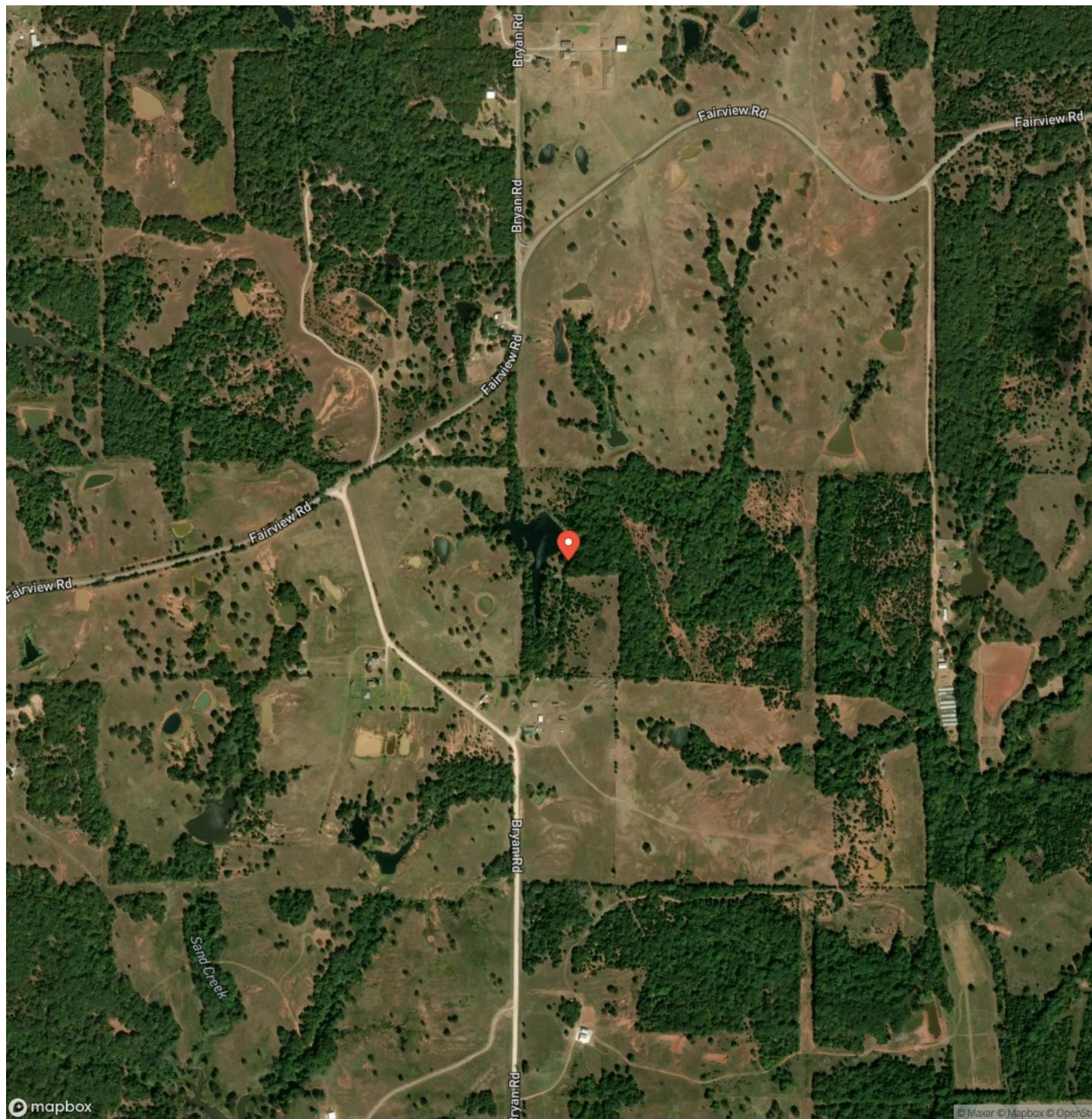
Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



80 Acres with 2-Acre Stocked Fishing Pond & Hunting Cabin Macomb, OK / Pottawatomie County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jim Gosser

Mobile

(405) 659-9480

Email

jim@greatplains.land

Address

12204 SW 8th Place

City / State / Zip

Yukon, OK 73099

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.

MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

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



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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