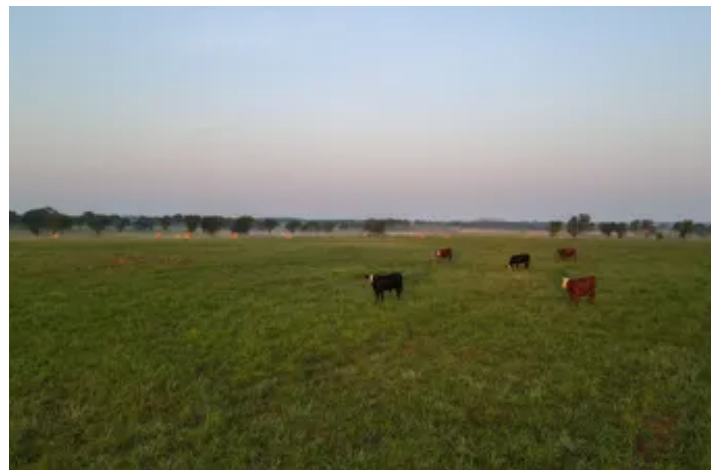
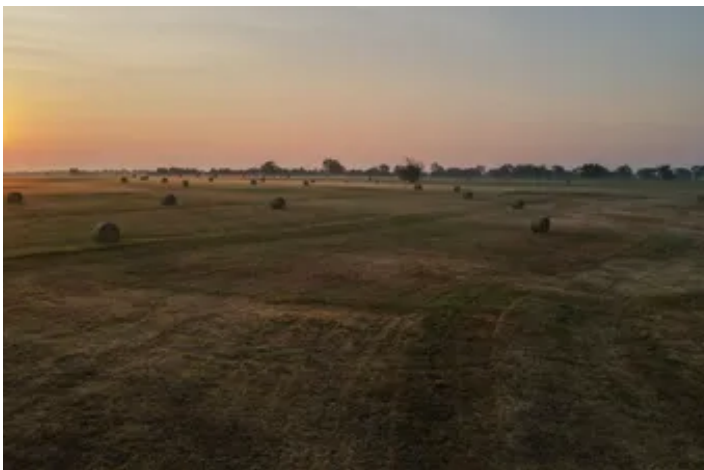


165+/- Acres Featuring a 21-Acre Lake & Prime Location
EW 1140 Rd
Earlsboro, OK 74840

\$1,600,000
165± Acres
Pottawatomie County



**165+/- Acres Featuring a 21-Acre Lake & Prime Location
Earlsboro, OK / Pottawatomie County**

SUMMARY

Address

EW 1140 Rd

City, State Zip

Earlsboro, OK 74840

County

Pottawatomie County

Type

Farms, Business Opportunity, Horse Property, Hunting Land,
Ranches, Recreational Land

Latitude / Longitude

35.362085 / -96.775641

Acreage

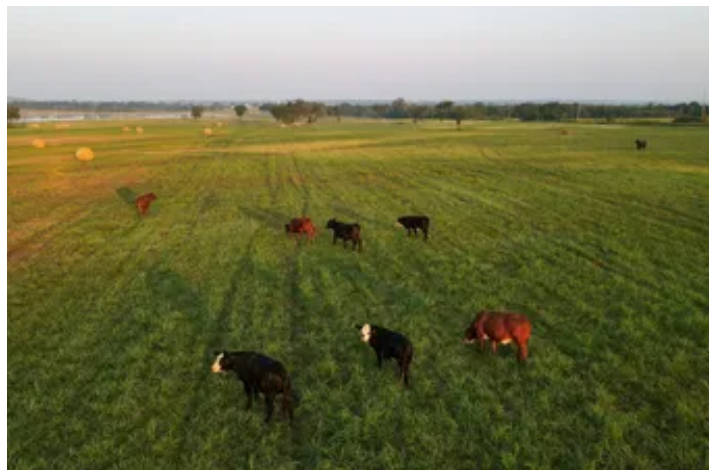
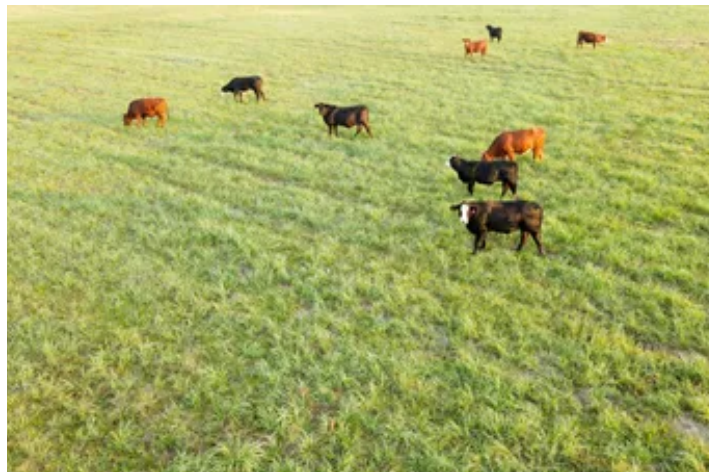
165

Price

\$1,600,000

Property Website

<https://greatplainslandcompany.com/detail/165-acres-featuring-a-21-acre-lake-prime-location-pottawatomie-oklahoma/111206/>



165+/- Acres Featuring a 21-Acre Lake & Prime Location

Earlsboro, OK / Pottawatomie County

PROPERTY DESCRIPTION

Imagine building your dream home overlooking a private, 21-acre lake stocked with fish, reaching depths of 40 feet, and built to Corps of Engineers standards. This scenic property offers a rare combination of peace, productivity, and potential, located just minutes from Shawnee and Seminole, with easy access to I-40 and nearby highways for convenient travel in any direction.

A sturdy steel-frame dock sits on the lake's south side, perfectly placed to catch breathtaking sunsets over the water. Two ideal homesites have already been cleared: one tucked close to the shoreline for immediate lake access, and another perched on a hill with sweeping views of the entire property, including the water and surrounding landscape.

Blacktop road access enters at the northwest corner, the closest point to both homesites and the lake. Rural water and electric are readily available in the northwest corner, simplifying your building plans. In addition to the lake, the property features an additional pond, offering natural water sources if you envision dividing the land for livestock or multiple pastures.

The land itself is a mix of open meadows and gently rolling terrain, dotted with mature pecan trees and covered in a healthy blend of Bermuda, clover, brome, and native grasses. The pastures have been routinely sprayed and fertilized to maintain excellent hay production. Whether you're looking for a peaceful retreat, a recreational haven, or a productive ranch, this property is ready to support your vision.

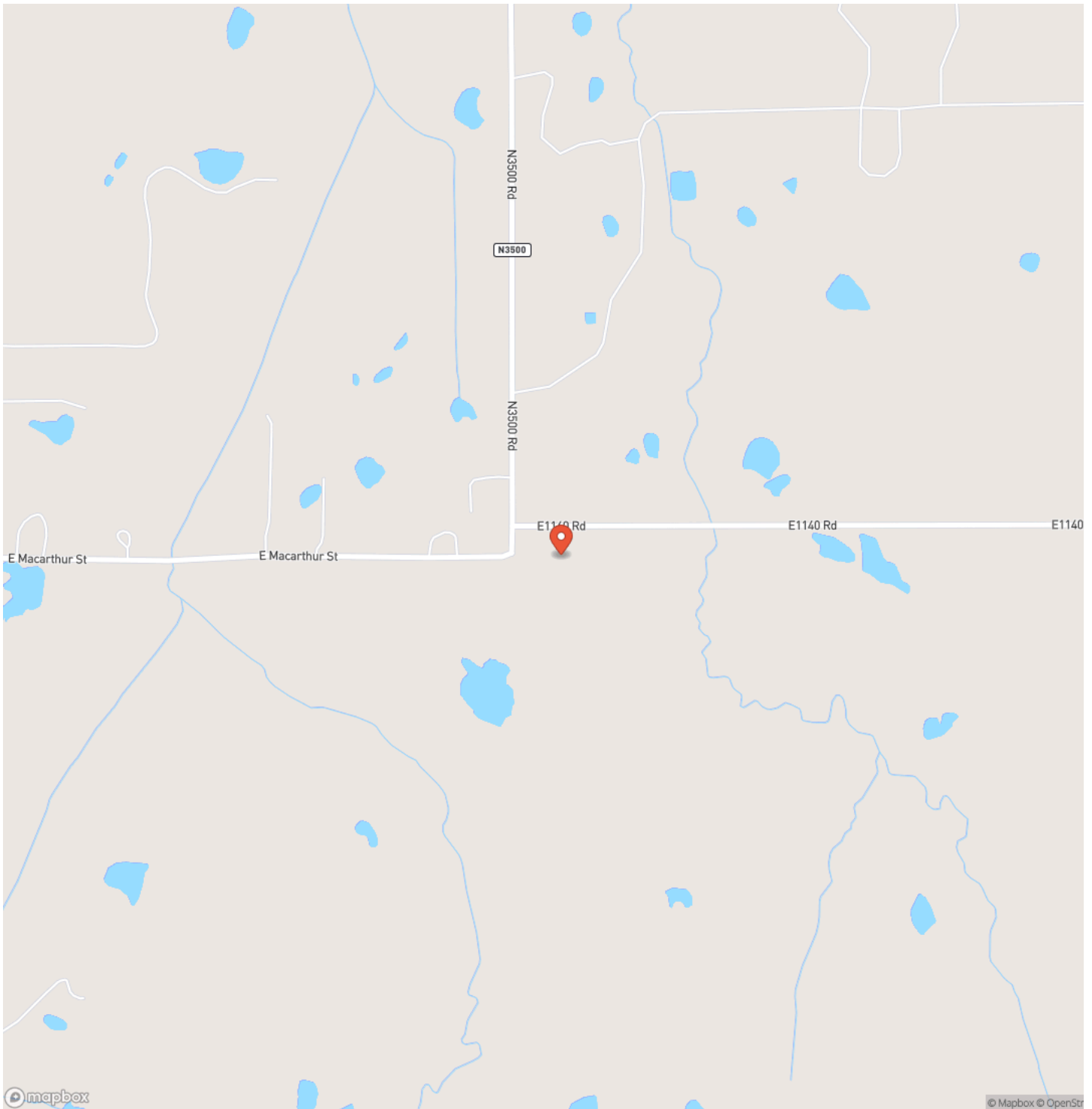
Just 10 minutes from town and just over an hour from both Oklahoma City and Tulsa, this location strikes the perfect balance between rural tranquility and city convenience.



**165+/- Acres Featuring a 21-Acre Lake & Prime Location
Earlsboro, OK / Pottawatomie County**

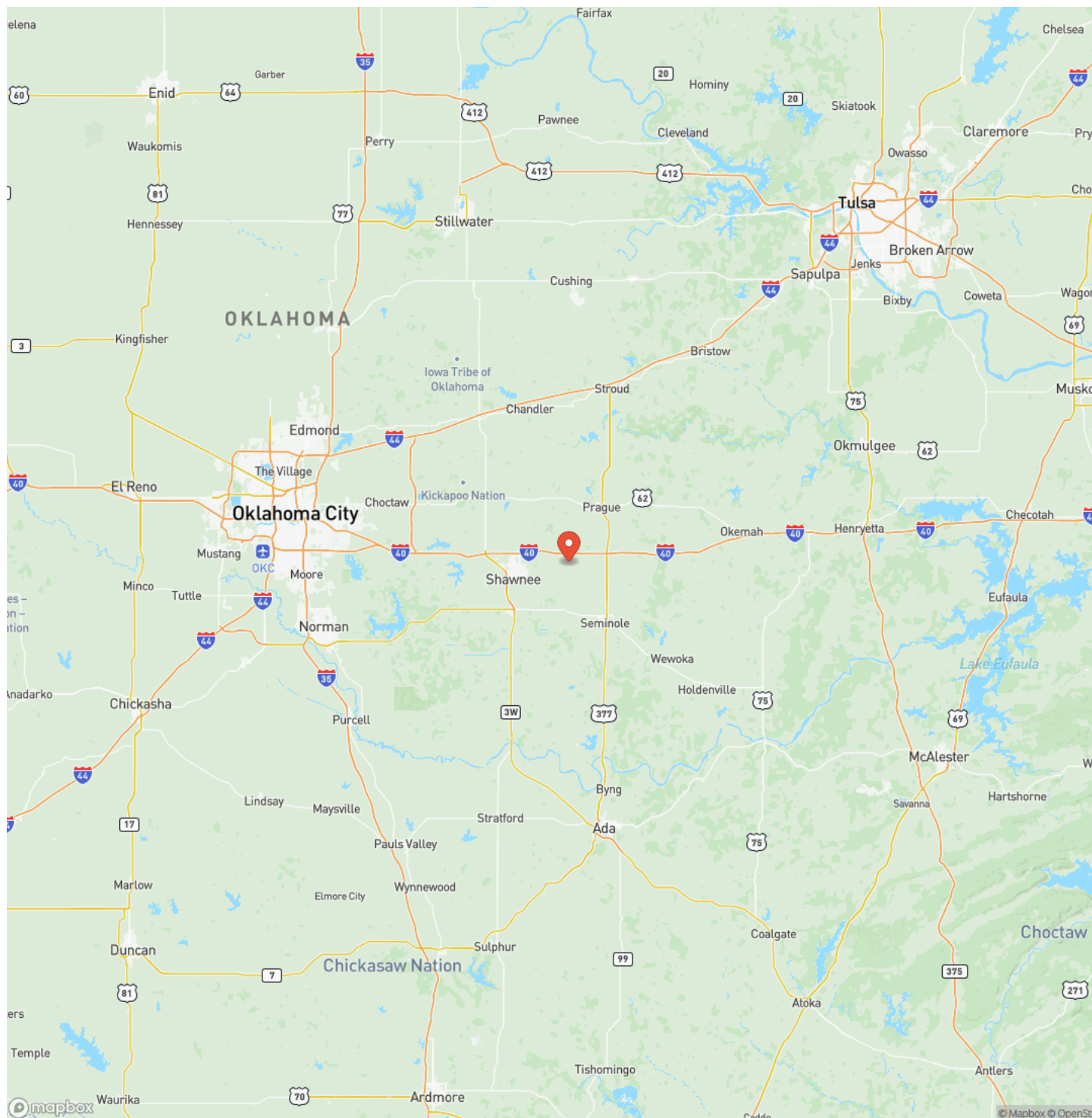


Locator Map



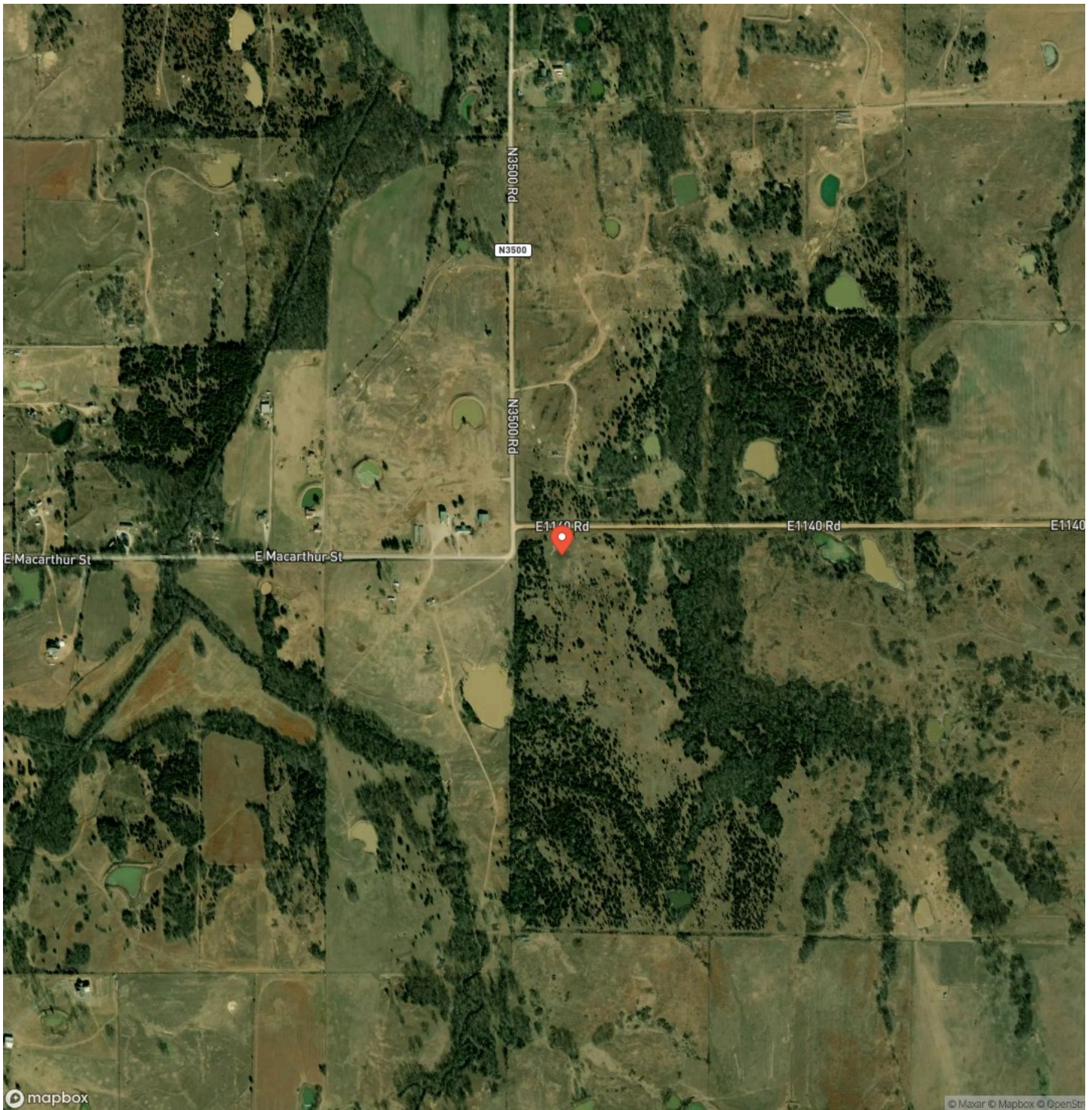
165+/- Acres Featuring a 21-Acre Lake & Prime Location
Earlsboro, OK / Pottawatomie County

Locator Map



165+/- Acres Featuring a 21-Acre Lake & Prime Location
Earlsboro, OK / Pottawatomie County

Satellite Map



165+/- Acres Featuring a 21-Acre Lake & Prime Location
Earlsboro, OK / Pottawatomie County

LISTING REPRESENTATIVE
For more information contact:



Representative
Jackson Greene

Mobile
(405) 503-0878

Email
Jackson@greatplains.land

Address
501 North Walker Avenue

City / State / Zip

NOTES

Notes section with 15 horizontal lines for text entry.

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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