

Pottawatomie 10 Acre Homesite
N 3310 Road
Wanette, OK 74878

\$75,047
10± Acres
Pottawatomie County



Pottawatomie 10 Acre Homesite
Wanette, OK / Pottawatomie County

SUMMARY

Address

N 3310 Road

City, State Zip

Wanette, OK 74878

County

Pottawatomie County

Type

Recreational Land, Lot, Hunting Land

Latitude / Longitude

35.007794 / -97.106803

Acreage

10

Price

\$75,047

Property Website

<https://greatplainslandcompany.com/detail/pottawatomie-10-acre-homesite-pottawatomie-oklahoma/111232/>



Pottawatomie 10 Acre Homesite Wanette, OK / Pottawatomie County

PROPERTY DESCRIPTION

This 10-acre parcel in southern Pottawatomie County offers an excellent opportunity to build your dream home in a secluded rural setting. The property is approximately 80% open pasture, providing plenty of usable ground for a homesite, livestock, or recreational use. The remaining 20% consists of mature timber along the back of the property, adding privacy and wildlife habitat. A natural windrow of trees along the front boundary creates an attractive buffer from the road and enhances the property's secluded feel. Blacktop road access on OK-39 is located less than one mile north of the property. The location offers an easy commute to surrounding communities, with approximately 30-minute drives to Shawnee and Norman and just 15 minutes to Purcell. Electricity is available at the road, and there are no restrictions, giving you the freedom to develop the property to suit your needs.

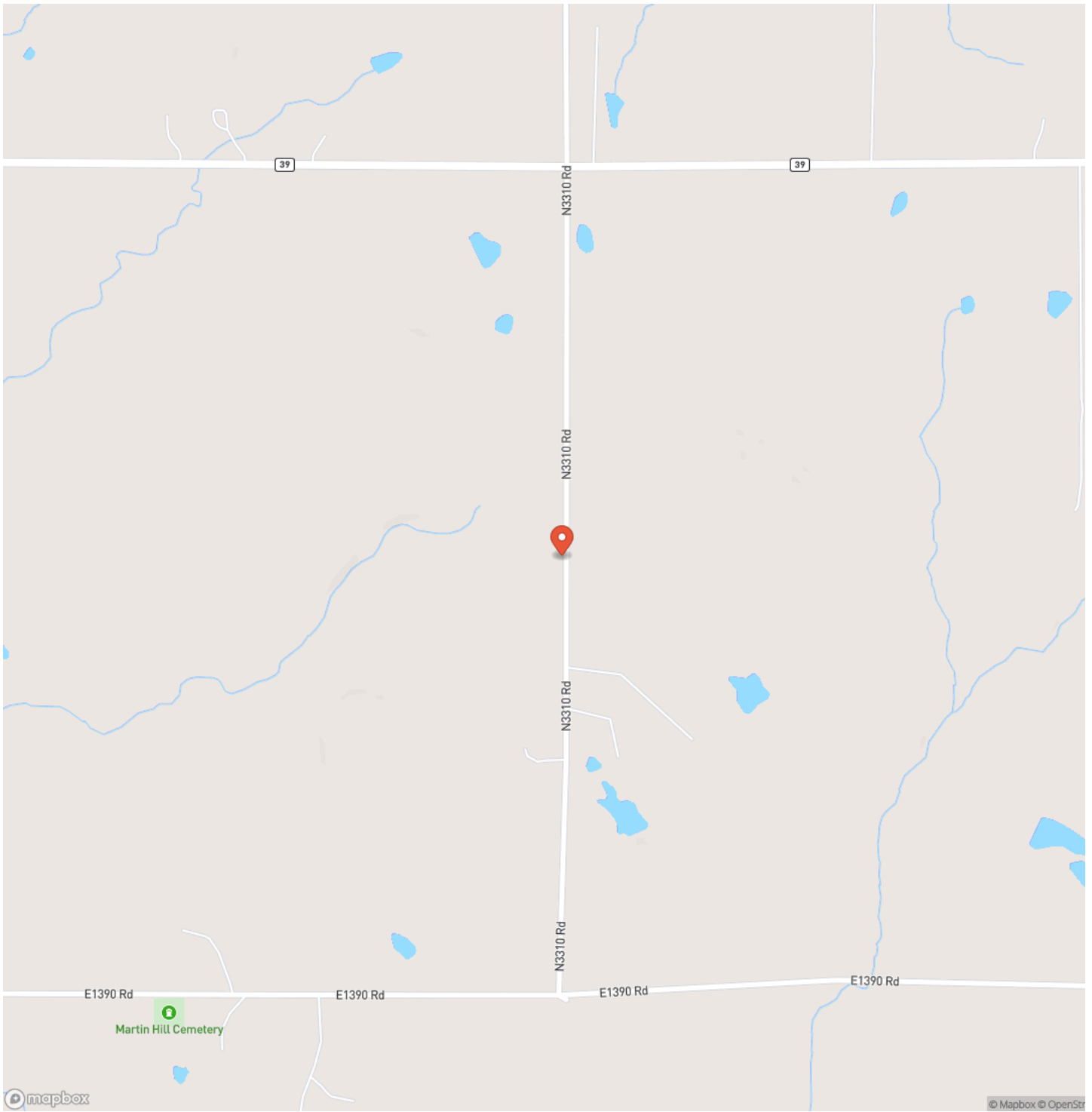
Owner financing available. Additional acreage available. Call Jordan Phillips at [405-664-5800](tel:405-664-5800) !



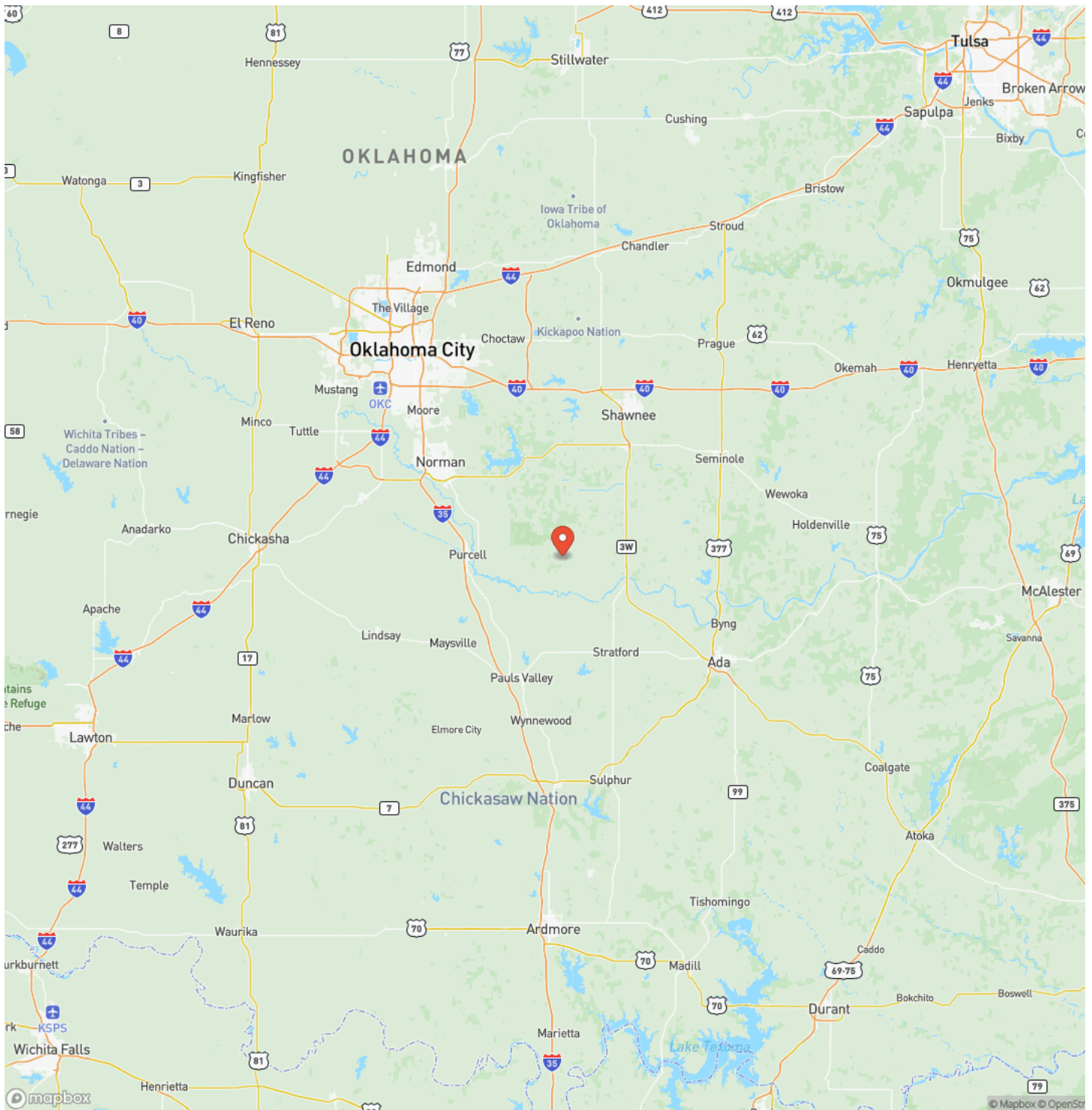
Pottawatomie 10 Acre Homesite
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Locator Map



Locator Map



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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.



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