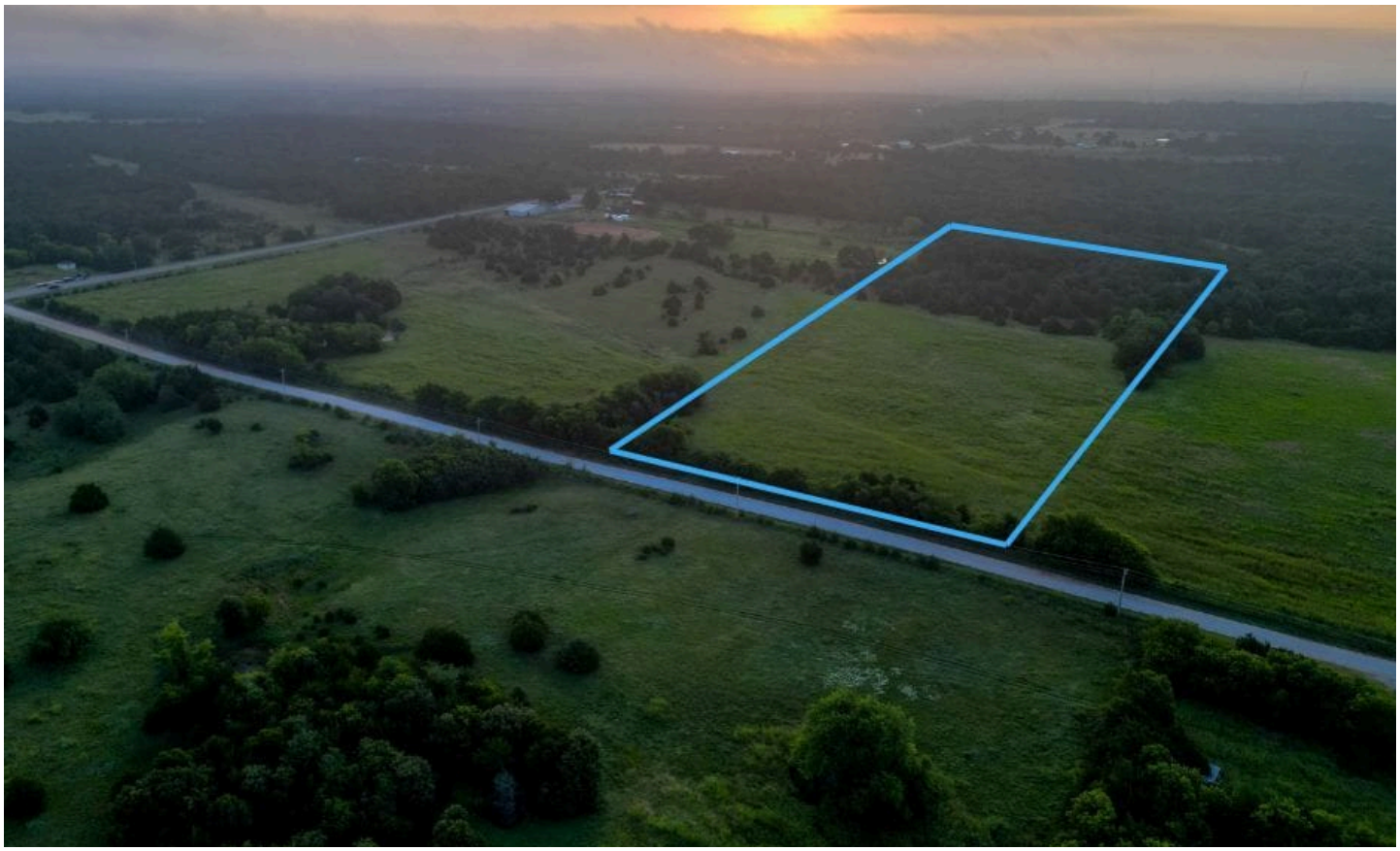
11.6 Acre Homesite - Pottawatomie County
(10.7) 3310 Road
Wanette, OK 74878

$87,600
11.68± Acres
Pottawatomie County







SUMMARY

Address
(10.7) 3310 Road

City, State Zip
Wanette, OK 74878

County
Pottawatomie County

Type
Recreational Land, Lot, Undeveloped Land

Latitude / Longitude
35.009988 / -97.106711

Acreage
11.68

Price
$87,600

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

Discover the perfect place to build your dream home on this beautiful 11.60± acre tract in southern Pottawatomie County. Offering a balanced mix of open pasture and mature timber, this property provides the ideal setting for those seeking the peace of country living while still enjoying convenient access to nearby communities. Approximately 60% of the property consists of open productive pasture on the west side, offering an excellent location for a homesite, shop, barn, or a few livestock. As you move east, the property transitions into mature timber, creating a scenic backdrop and outstanding wildlife habitat. The blend of open ground and wooded acreage gives the property a much larger feel while offering both functionality and privacy. Along the edge of the timber, a small natural drainage winds through the property, enhancing the wildlife habitat while creating an excellent location for a future pond. With minimal work, this feature could become a beautiful centerpiece that adds both value and recreational appeal. Deer and other native wildlife frequently travel the timber edge and drainage, making this an excellent property for wildlife enthusiasts and hunters alike. Located just 1/8 mile from blacktop access on OK-39, the property offers the peace and privacy of country living without sacrificing convenience. Purcell is only 15 minutes away, while Norman and Shawnee are both approximately 30 minutes from the property, making commuting or running errands quick and easy. Electricity is available at the road, and no restrictions give you the freedom to build the home, barndominium, or hobby farm you've always envisioned. Whether you're searching for a future homesite, a recreational getaway, or a small farm, this versatile tract offers endless possibilities. **Owner financing is available**, and additional acreage can be purchased if you're looking for even more room to grow.

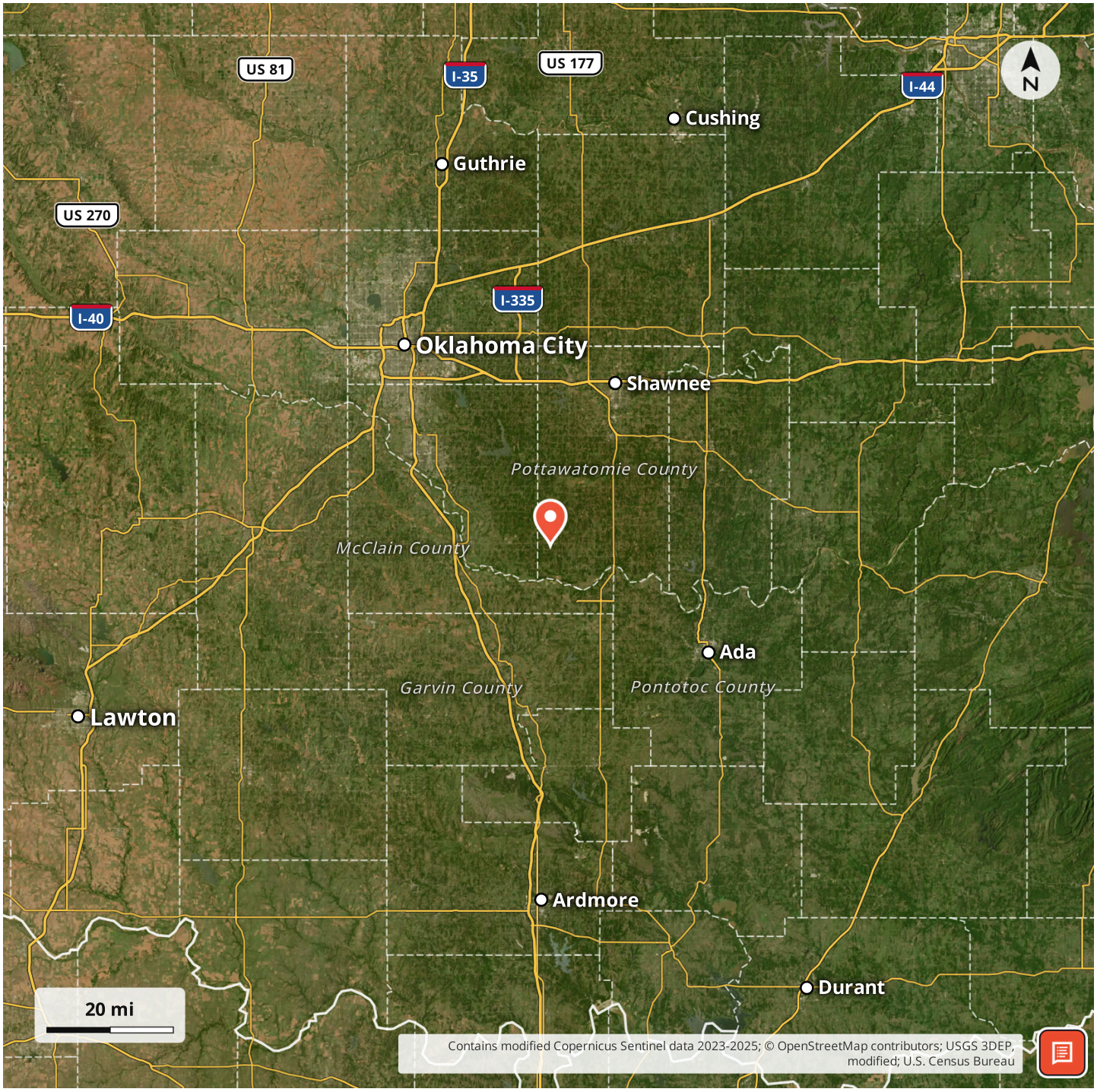
For more information or to schedule a private showing, contact Jordan Phillips at 405-664-5800 .



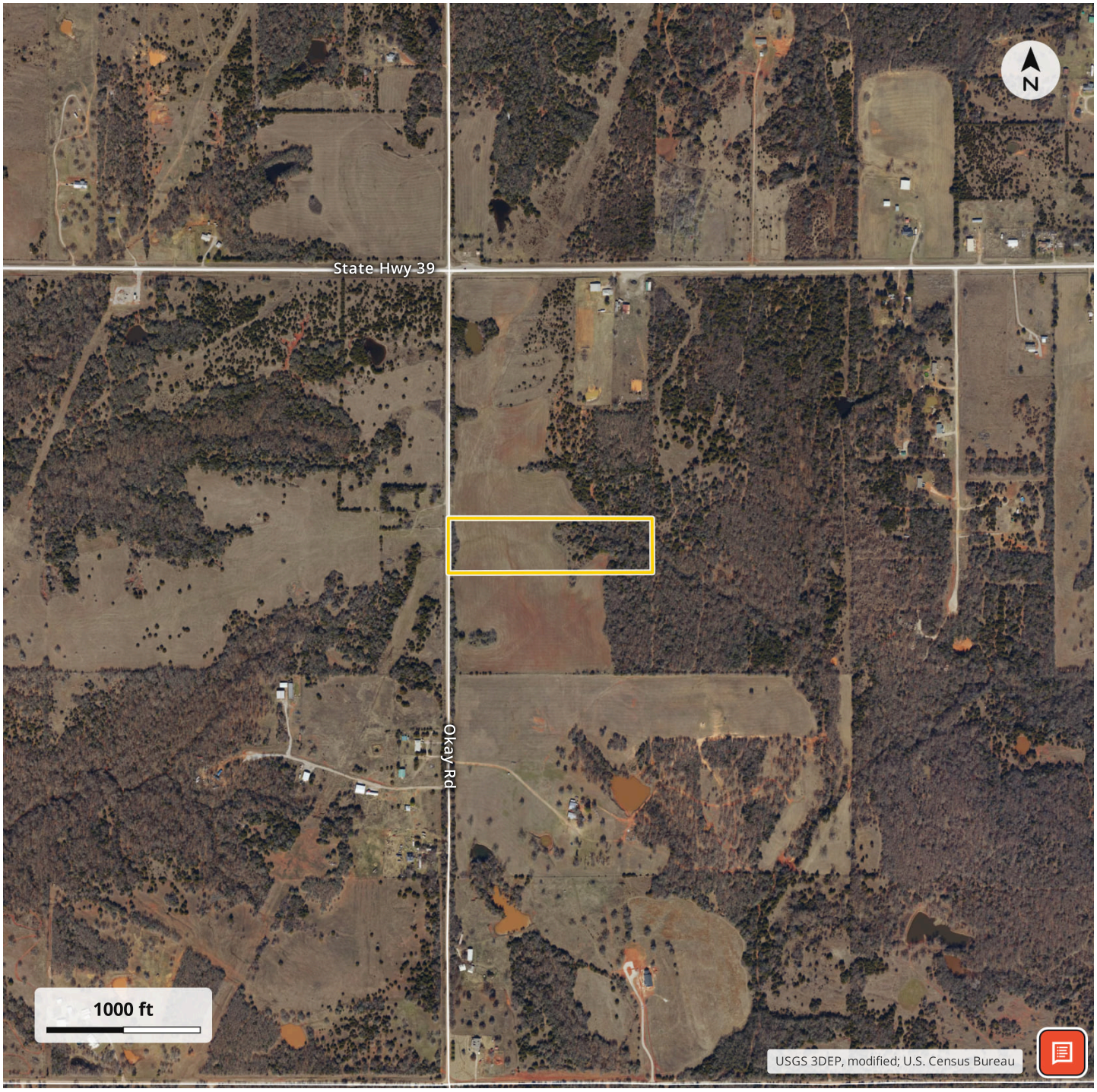




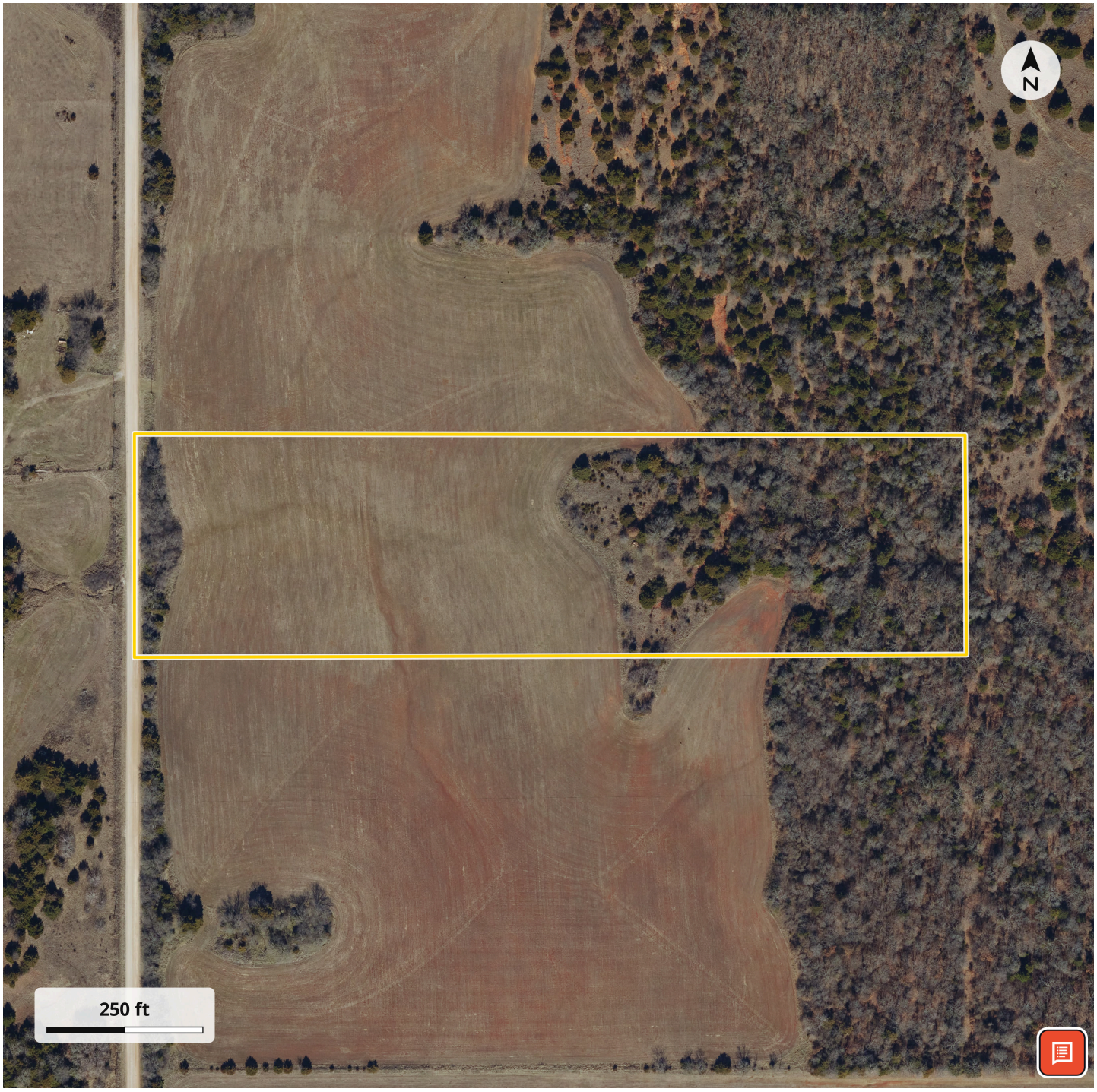

Regional Map



Locator Map


N
State Hwy 39
Okay Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Jordan Phillips

Mobile
(405) 664-5800

Email
jordan@greatplains.land

City / State / Zip
Oklahoma City, OK 73102

NOTES

NOTES

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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