

24± acres w/ live creek 15 minutes from town
N 3470 Rd
Sparks, OK 74869

\$175,200
24± Acres
Lincoln County



**24± acres w/ live creek 15 minutes from town
Sparks, OK / Lincoln County**

SUMMARY

Address

N 3470 Rd null

City, State Zip

Sparks, OK 74869

County

Lincoln County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.587161 / -96.822997

Acreage

24

Price

\$175,200

Property Website

<https://greatplainslandcompany.com/detail/24-acres-w-live-creek-15-minutes-from-town/lincoln/oklahoma/111225/>



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PROPERTY DESCRIPTION

Situated just south of Sparks this 24+/- acres has a lot to offer a new owner. Just 15 minutes from Chandler and the Turner turnpike location is ideal. Just far enough out of town for some privacy and yet close to amenities. A great benefit to this property is that it is right off blacktop and a rural waterline is available if you didn't want to drill a well. Along with rural water there is electric and fiber optic internet. The 24 acres is primarily timber with some small open meadows at the road, a perfect spot for a new home. Electric has already been brought onto the property and there are some great build sites behind the timber at the road that would provide privacy. The timber is a variety of oaks, cottonwoods, hickory, elm, and cedars. The topography is amazing on this place being that there is a high point right in the middle and it slowly descends west to the Quapaw Creek. The overall depth of the property is nearly a half mile with the far west boundary being Quapaw Creek. Sunset views from the open meadow looking west provide an ideal setting with plenty of mature timber closer to the road providing screening and privacy. Wildlife is abundant with deer, turkey, hogs, and small game. Quapaw Creek is a live creek providing year round enjoyment. This is a great find for someone looking for a smaller acreage to use for hunting, weekend getaways, recreation, or a permanent dwelling. The benefit of utilities, blacktop frontage, live creek, pond, and mature timber is a very hard find! Additional acreage available if desired.

Call Jackson @ [405-503-0878](tel:405-503-0878) for showings and questions.



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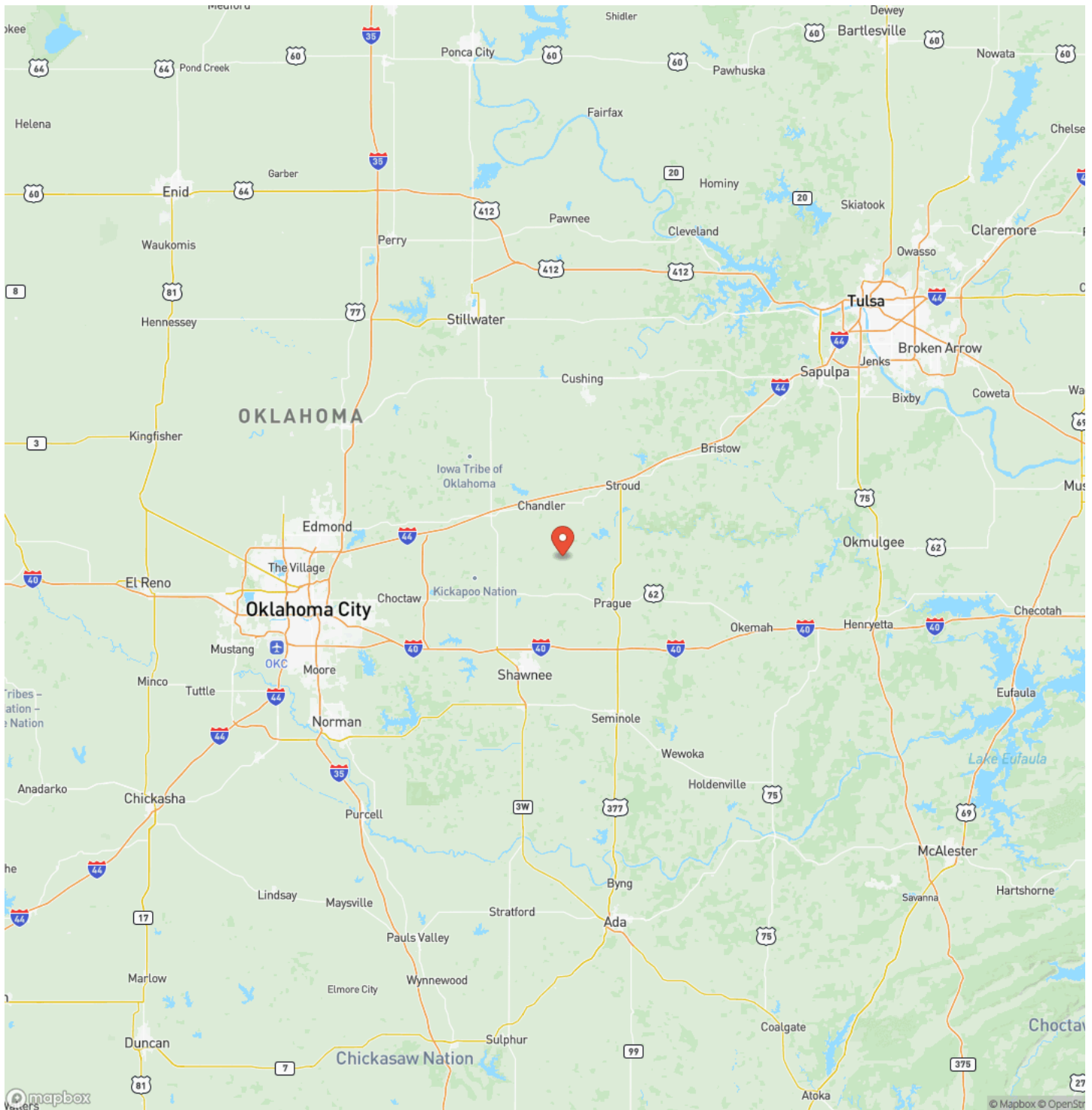
24± acres w/ live creek 15 minutes from town
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Locator Map



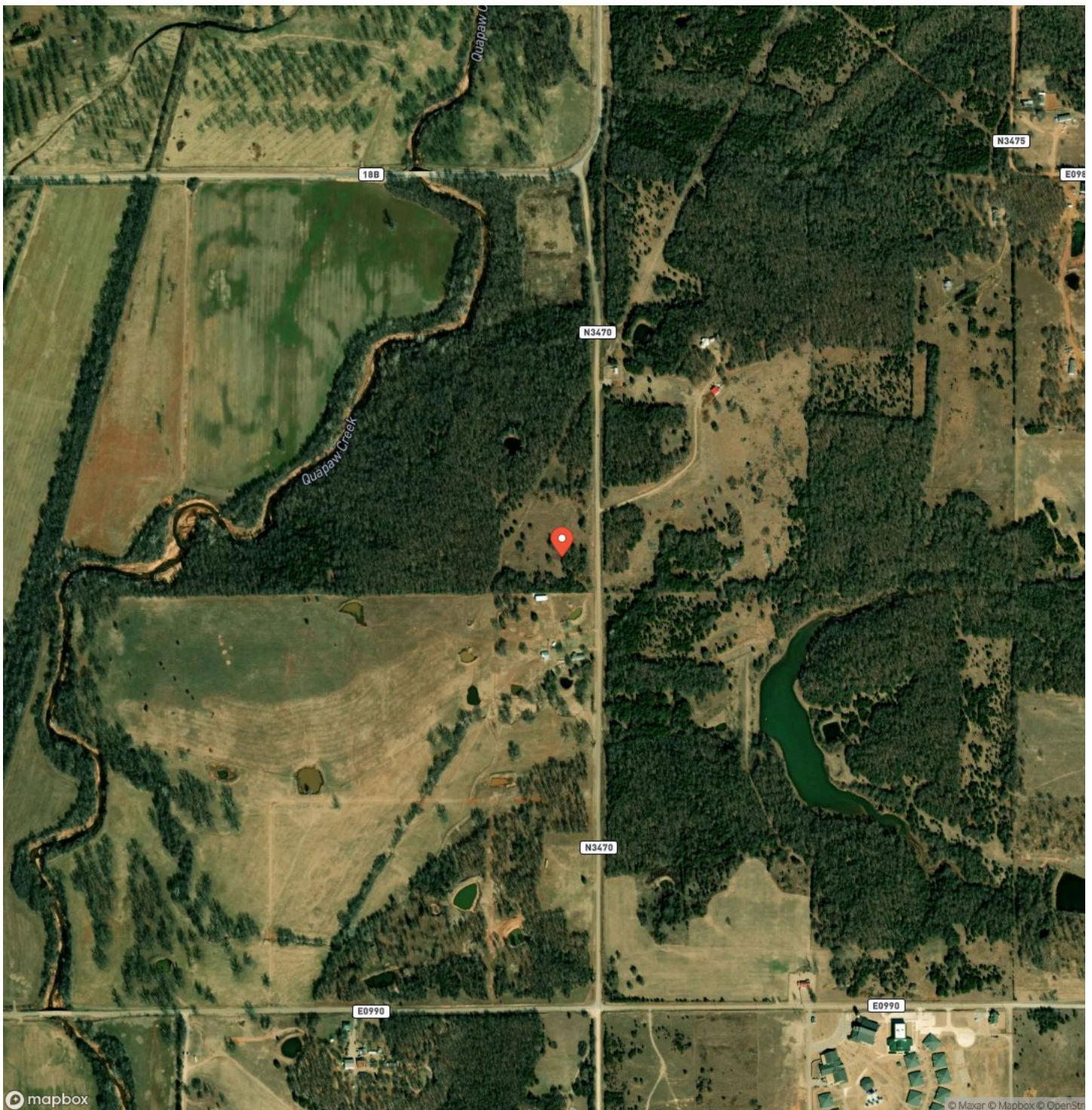
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Locator Map



24± acres w/ live creek 15 minutes from town
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Satellite Map



**24± acres w/ live creek 15 minutes from town
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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

Oklahoma City, OK 73102-1622

NOTES

[illegible]

MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. 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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