60 Acres | Farmhouse, Pasture & Hunting | Prague, Oklahoma
106263 S 3520 Rd
Prague, OK 74864

$465,000
60± Acres
Lincoln County







SUMMARY

Address
106263 S 3520 Rd

City, State Zip
Prague, OK 74864

County
Lincoln County

Type
Farms, Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude
35.473734 / -96.736074

Dwelling Square Feet
2,076

Bedrooms / Bathrooms
3 / 3

Acreage
60

Price
$465,000

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

60 Acres | Farmhouse, Pasture & Hunting | Prague, Oklahoma

106263 S. 3520 Road, Prague, OK
60 Acres | 2,076 Sq. Ft. Home | 3 Bedrooms | 3 Bathrooms

Located just 3 miles west from downtown and 1.25 miles south of Prague, Oklahoma, this beautiful 60 acre property offers an outstanding combination of productive pasture, recreational opportunities, excellent wildlife habitat, and a spacious country farmhouse. Whether you're looking for a place to run cattle, enjoy the outdoors, or establish your own country homestead, this property has plenty to offer.

The land features established native grasses, open pastures, mature timber, and a beautiful 1.5 acre pond situated near the center of the property. The combination of quality grazing, water sources, and natural wildlife cover makes this property well-suited for both agricultural and recreational use. With a 2,076 square-foot farmhouse already in place, this property offers an excellent opportunity to enjoy country living while taking advantage of everything the land has to offer.

Property Highlights:

- 60 acres located near Prague, Oklahoma
- 2,076 sq. ft. farmhouse with 3 bedrooms and 3 bathrooms
- Originally built in 1945 with additions and renovations in 1994
- Central heating and air conditioning
- Private water well and septic system
- Beautiful 1.5 acre pond centrally located on the property
- Established native grasses and productive cattle pastures
- New fencing along the north and south boundaries
- Established perimeter fencing along the east and west boundaries
- Wooded draw providing excellent wildlife habitat and natural travel corridors
- Great potential for cattle grazing, hunting, fishing, and recreation
- Conveniently located just 1 mile south of Highway 62
- Approximately 1 hour from the Oklahoma City metro

The property offers an excellent balance of open pasture and mature timber, making it ideal for a variety of uses. The established native grasses provide quality grazing opportunities for livestock, while the new fencing along the north and south boundaries and established fencing on the east and west sides help make this property well-suited for a cattle operation. The beautiful 1.5 acre pond is a standout feature, providing water for livestock and wildlife while creating a scenic setting for fishing and outdoor enjoyment.

Along the southern portion of the property, a wooded draw creates excellent cover and natural travel corridors for wildlife. The combination of mature timber, native grasses, and a reliable water source provides great opportunities for deer hunting and other recreational activities. Whether you're looking to hunt, fish, ride ATVs, or simply enjoy the outdoors, this property offers plenty of room to do it all.

The 2,076 square-foot farmhouse features 3 bedrooms, 3 bathrooms, central heat and air, a private water well, and a septic system. Originally constructed in 1945 and expanded and renovated in 1971, this home offers a comfortable country setting with plenty of potentia to make it your own. The home would serve as an excellent primary residence, weekend getaway, or headquarters for a farming and ranching operation.

Conveniently located just a mile south of Highway 62 and approximately an hour from Oklahoma City, this property provides the peace and quiet of rural living while maintaining easy access to Prague and the surrounding communities. With its combination of established pasture, quality fencing, a beautiful pond, recreational opportunities, and a country farmhouse, this 60 acre property offers an excellent opportunity for its next owner.





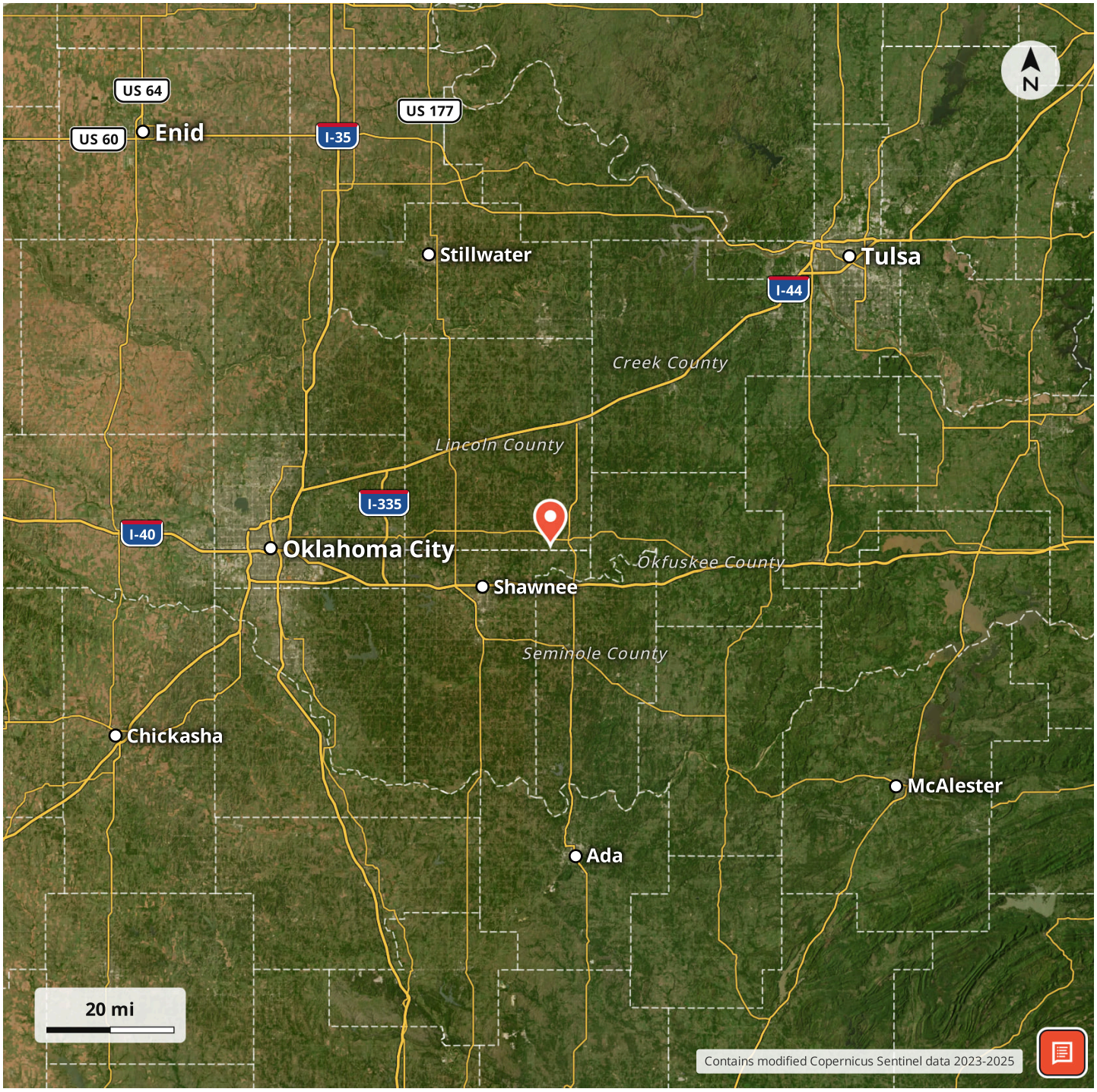




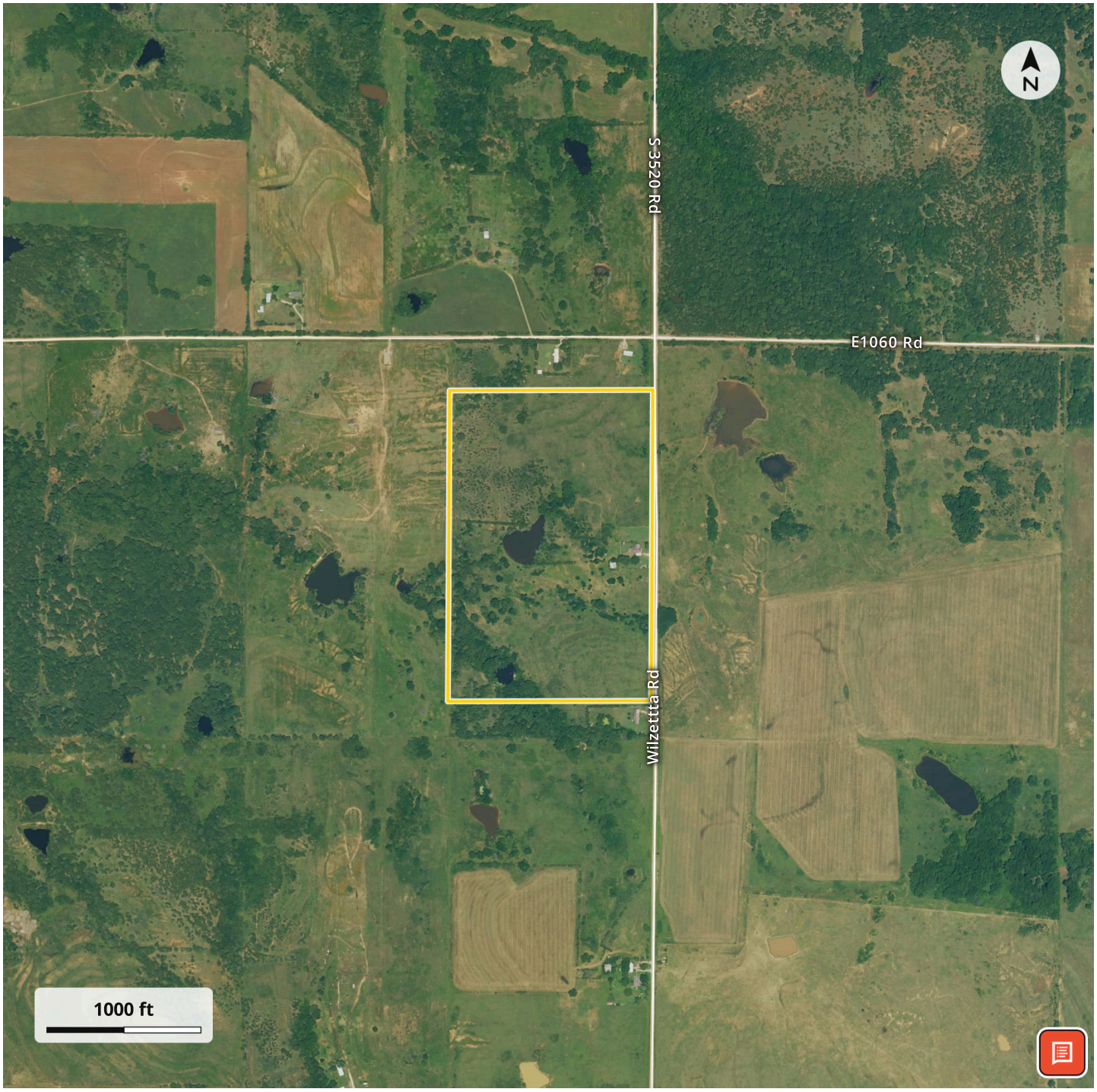




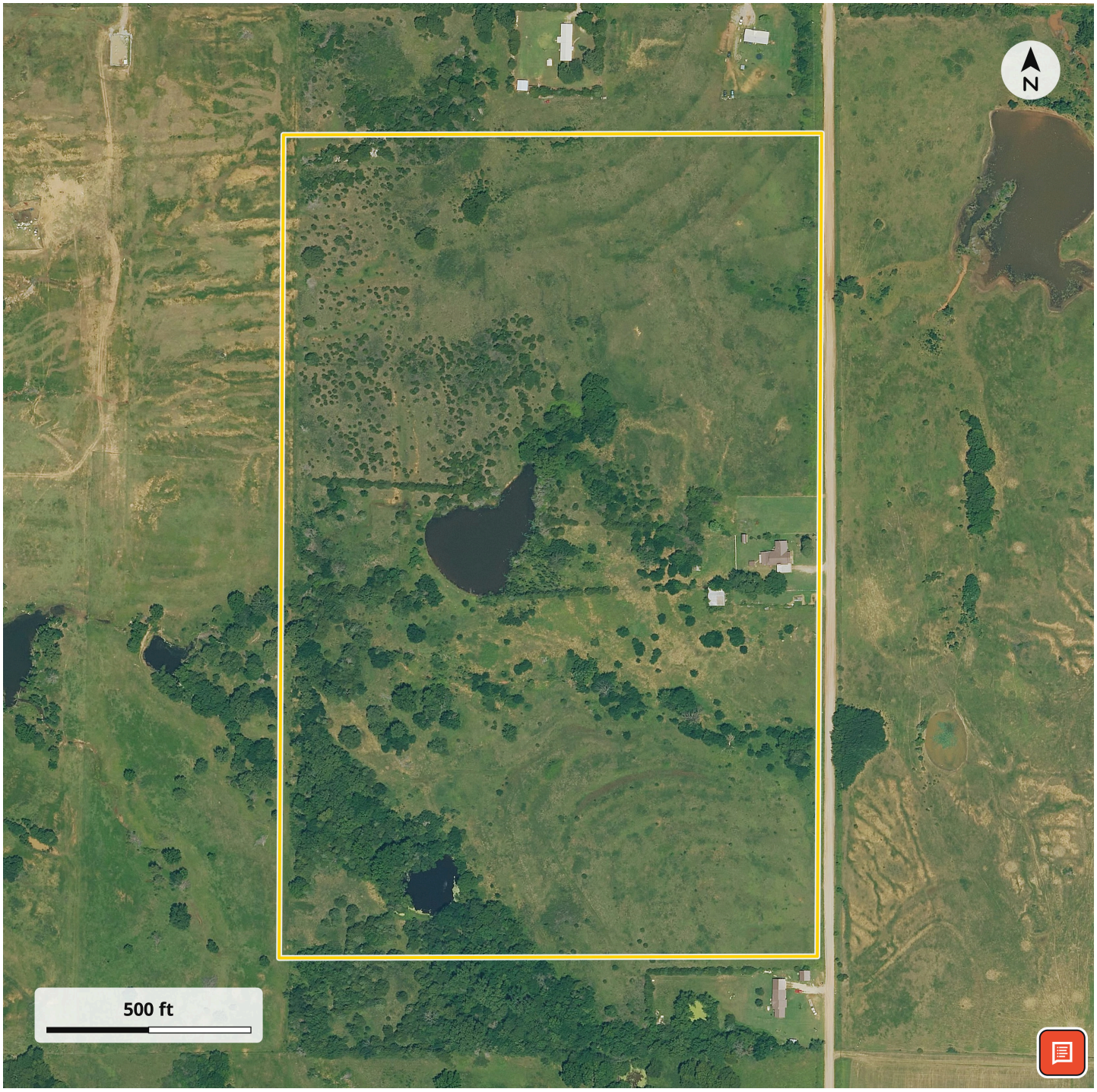
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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