

24+/- acres w/ blacktop frontage just outside Wellston  
13 Wilshire Dr  
Mcloud, OK 74851

**\$199,000**  
24± Acres  
Lincoln County



**24+/- acres w/ blacktop frontage just outside Wellston  
Mcloud, OK / Lincoln County**

**SUMMARY**

**Address**

13 Wilshire Dr

**City, State Zip**

Mcloud, OK 74851

**County**

Lincoln County

**Type**

Undeveloped Land

**Latitude / Longitude**

35.550134 / -97.023476

**Acreage**

24

**Price**

\$199,000

**Property Website**

<https://greatplainslandcompany.com/detail/24-acres-w-blacktop-frontage-just-outside-wellston-lincoln-oklahoma/111686/>



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### **PROPERTY DESCRIPTION**

Situated just south of Wellston just off highway 177 with blacktop frontage, this 24+/- acre tract offers an ideal homesite with excellent access to major highways and an elementary school only 1/2 mile away. The rolling countryside provides a picturesque setting, perfect for building your dream home or starting a new homestead. The property features several small ponds, with potential to combine them into one larger pond-creating a beautiful water view right next to your future home. Adjoining parcels are available and offer the perfect setting to build your dream home, shop, ranch, or recreational retreat. Whether you're looking for a manageable homesite or a larger acreage to spread out, run livestock, hunt, or invest, there's an option to fit your vision. No HOA. Choose your own builder. Light deed restrictions are in place to protect your investment-site-built homes only (no manufactured homes). Build the shop you've always wanted and design your property your way. Utilities are easily accessible, with Canadian Valley Electric Coop available at the road along with fiber optic internet. Looking for more acreage? This property is part of a larger offering! Ask about purchasing adjoining land to build a larger acreage package. Nearby towns and major highways: Wellston - 15 minutes Chandler - 20 minutes Shawnee - 25 minutes Edmond / OKC / Midwest City - 40 minutes Highway 177 - 1.5 miles Highway 62 - 4 miles Route 66 - 10.5 miles Turner Turnpike (I-44) 12.5 miles I-40 - 12.5 miles



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McCloud, OK / Lincoln County



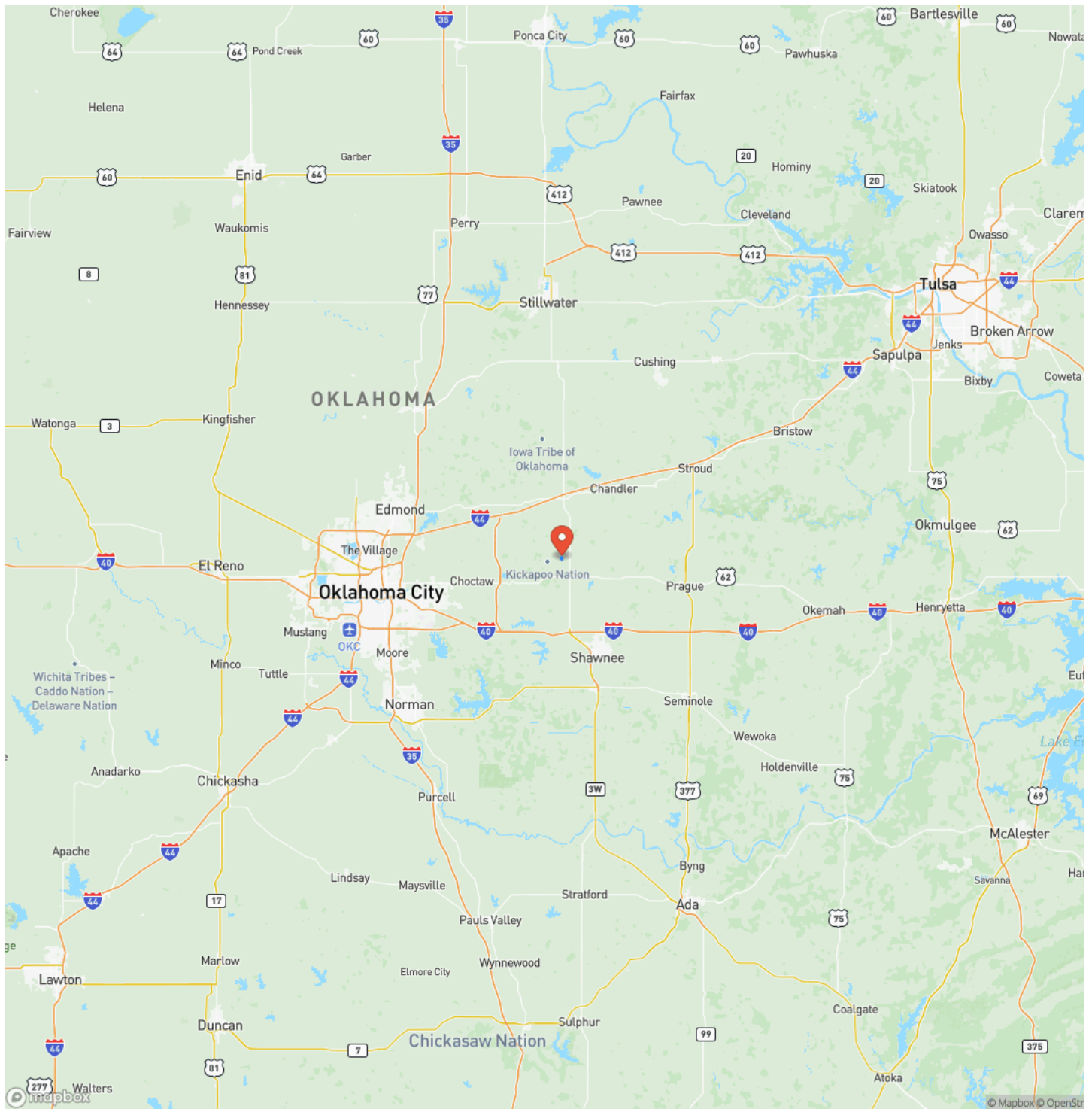
24+/- acres w/ blacktop frontage just outside Wellston  
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## Locator Map



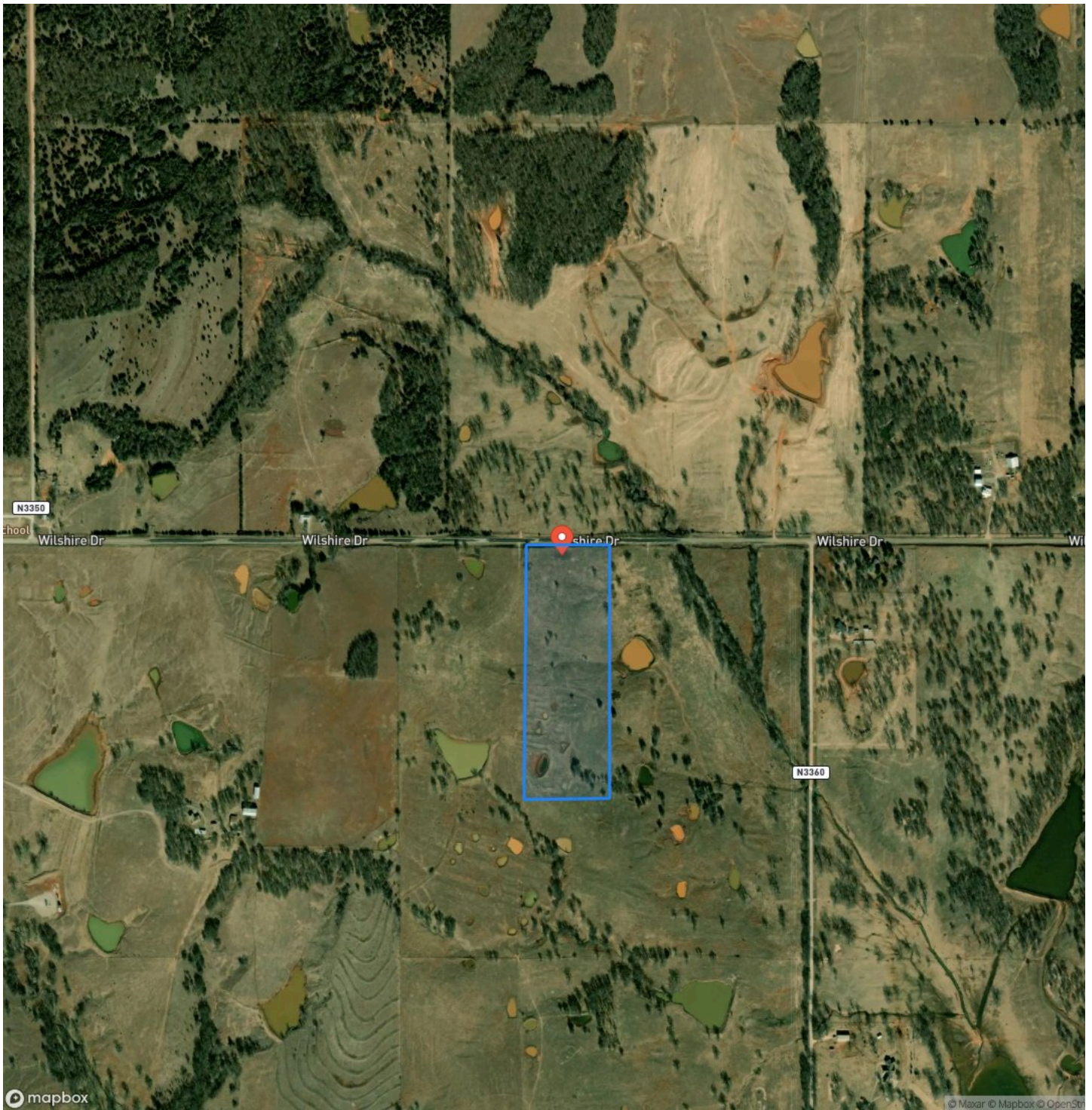
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## Locator Map



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## Satellite Map



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**MORE INFO ONLINE:**

<https://greatplainslandcompany.com/>





## **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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