

**17 Acre Build Site**  
0000 N 3310 Road  
Wanette, OK 74878

**\$116,484**  
17± Acres  
Pottawatomie County



**17 Acre Build Site**  
**Wanette, OK / Pottawatomie County**

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**SUMMARY**

**Address**

0000 N 3310 Road

**City, State Zip**

Wanette, OK 74878

**County**

Pottawatomie County

**Type**

Hunting Land, Ranches, Lot, Undeveloped Land

**Latitude / Longitude**

35.011876 / -97.108144

**Acreage**

17

**Price**

\$116,484

**Property Website**

<https://greatplainslandcompany.com/detail/17-acre-build-site-pottawatomie-oklahoma/111315/>



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### **PROPERTY DESCRIPTION**

Discover the perfect blend of open pasture, mature timber, and outstanding wildlife habitat on this beautiful 17± acre tract in southern Pottawatomie County. With blacktop access just 1/8 mile away, this property offers an ideal setting to build your dream home while enjoying the best of country living. As you enter the property, you'll be welcomed by approximately the eastern third of the tract in open, improved pasture, providing an excellent location for a homesite, barn, or small hobby farm. As you make your way west, the landscape transitions into a scenic mix of mature timber surrounding a small pond that serves as a dependable watering hole for livestock and the abundant wildlife that call this property home. The western two-thirds of the property is heavily wooded, creating exceptional privacy and recreational opportunities. Two fingers of a wet-weather creek weave through the timber, creating ideal travel corridors and habitat for deer and turkey. The abundance of wildlife sign throughout the property makes it an excellent choice for hunters, outdoor enthusiasts, or anyone who enjoys watching wildlife in its natural setting. Conveniently located just 15 minutes from Purcell and approximately 30 minutes from both Norman and Shawnee, you'll enjoy easy access to nearby amenities while still experiencing the peace and privacy of rural Oklahoma. Electricity and fiber internet are available at the road, making it easy to enjoy modern conveniences in a beautiful country setting. With no restrictions, you have the freedom to build the home, shop, or weekend retreat you've always envisioned. **Owner financing is available**, and additional acreage can be purchased.

For more information or to schedule a private showing, contact Jordan Phillips at [405-664-5800](tel:405-664-5800).



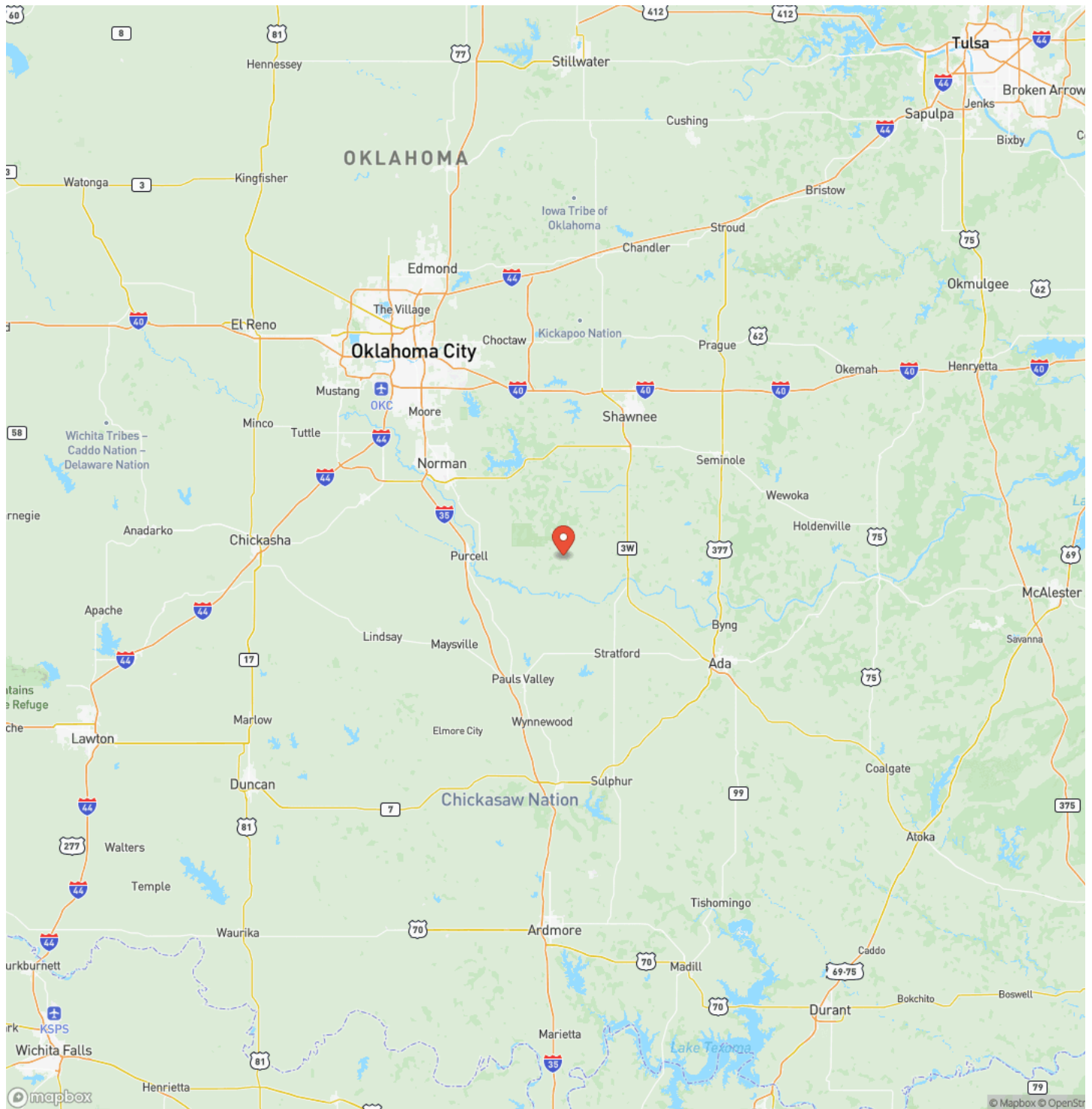
**17 Acre Build Site**  
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## Locator Map



# Locator Map



## 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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LAND CO.

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