

7.8 Acre Homesite
OK - 39
Wanette, OK 74878

\$64,288
7.840± Acres
Pottawatomie County



7.8 Acre Homesite
Wanette, OK / Pottawatomie County

SUMMARY

Address

OK - 39

City, State Zip

Wanette, OK 74878

County

Pottawatomie County

Type

Undeveloped Land, Lot, Recreational Land

Latitude / Longitude

35.014879 / -97.252741

Acreage

7.840

Price

\$64,288

Property Website

<https://greatplainslandcompany.com/detail/7-8-acre-homesite-pottawatomie-oklahoma/115766/>



7.8 Acre Homesite

Wanette, OK / Pottawatomie County

PROPERTY DESCRIPTION

Build your dream home on this 8± acre tract in southern Pottawatomie County, offering frontage on OK-39 and convenient blacktop access. The property features open, improved pasture with scattered cedar trees that add privacy and shade. With plenty of cleared ground and several potential building locations, this property provides an ideal blank canvas for the home or shop you have always envisioned.

The productive pasture offers room for horses, cattle, or other livestock, while the cedars create natural screening from the road and neighboring properties. There is also plenty of space for a yard, garden, barn, additional outbuildings, or recreational areas. Whether you are looking to establish a small hobby farm, build a peaceful rural homestead, or simply own acreage where you can spread out and enjoy the outdoors, this versatile tract offers plenty of possibilities.

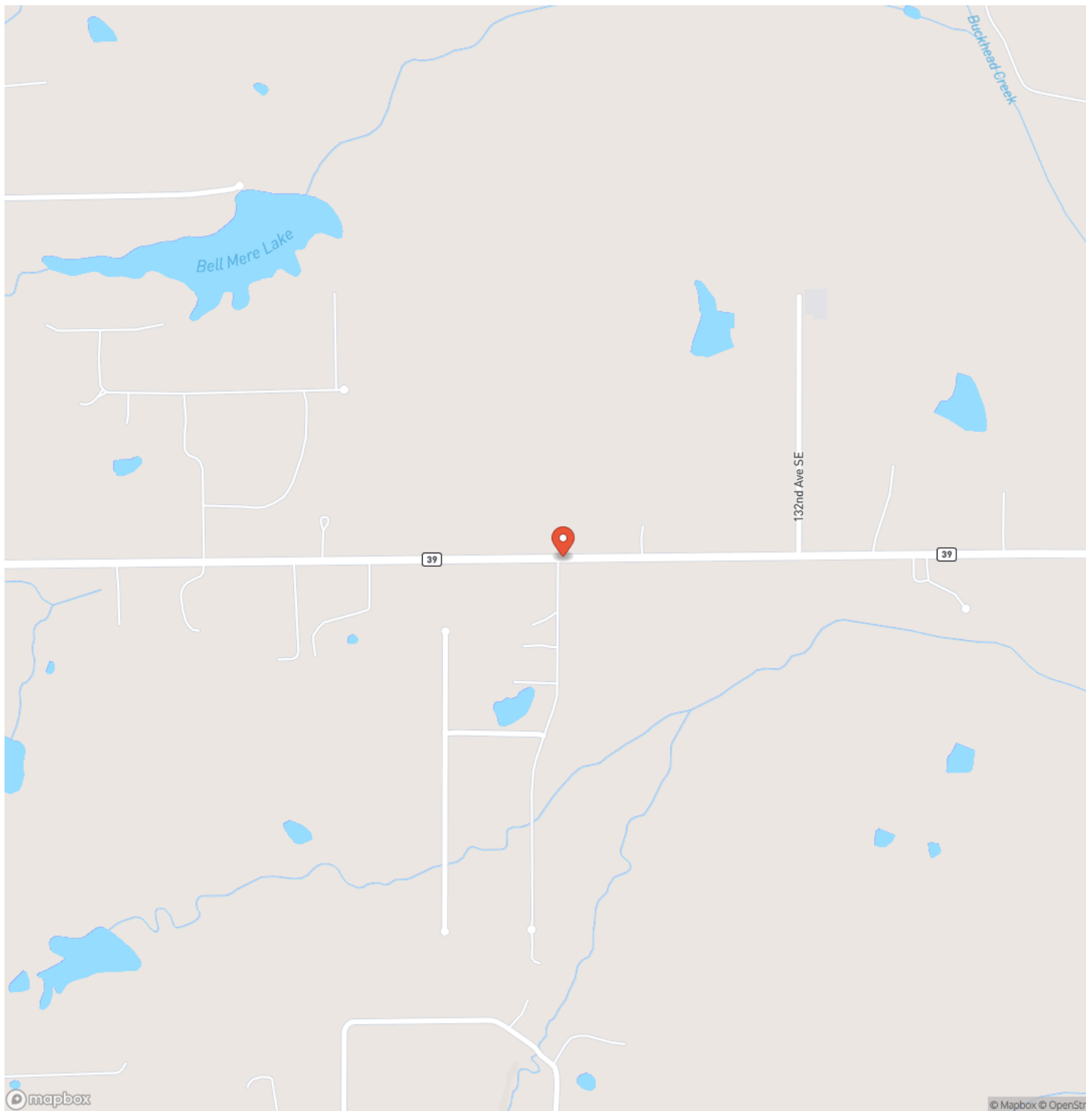
Ideally located just 15 minutes from Purcell and approximately 30 minutes from both Norman and Shawnee, the property offers a convenient commute to nearby shopping, schools, dining, and other amenities while preserving the peace, privacy, and open space of country living—all without leaving the blacktop. Electricity and fiber internet are available at the road, providing modern convenience in a rural setting. With no restrictions, you have the freedom to build and use the property to suit your needs. Owner financing is available, and additional acreage may be purchased if you are looking for even more room to grow. Contact Jordan Phillips for a showing!



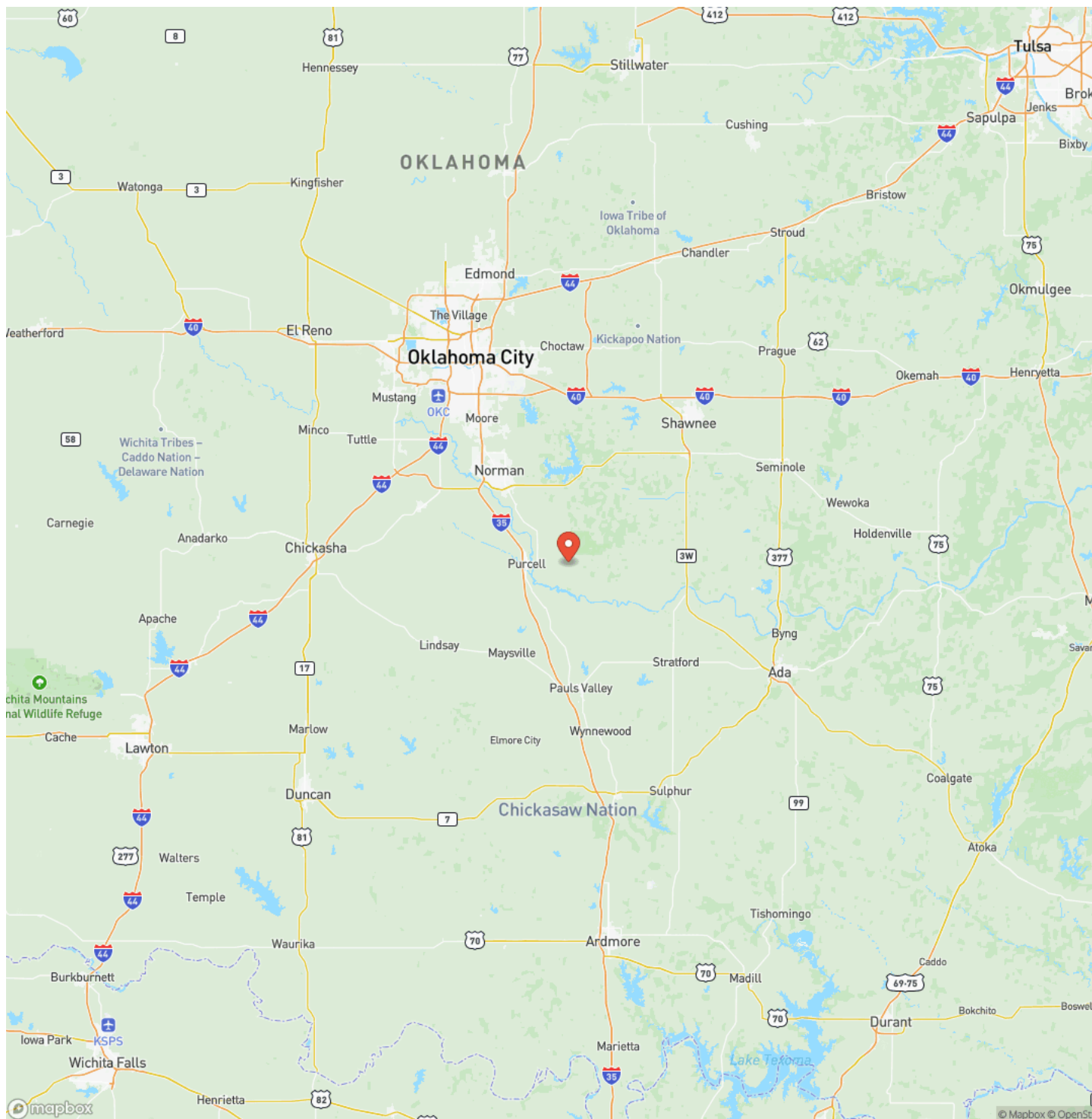
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Locator Map



Locator Map



Satellite Map



7.8 Acre Homesite

Wanette, OK / Pottawatomie County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jordan Phillips

Mobile

(405) 664-5800

Email

jordan@greatplains.land

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. 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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