

High Avenue 82
15278 High Avenue
Purcell, OK 73080

\$733,900
82± Acres
McClain County



High Avenue 82
Purcell, OK / McClain County

SUMMARY

Address

15278 High Avenue

City, State Zip

Purcell, OK 73080

County

McClain County

Type

Hunting Land, Lot, Timberland, Undeveloped Land, Recreational Land, Farms, Ranches

Latitude / Longitude

34.937352 / -97.490766

Acreage

82

Price

\$733,900

Property Website

<https://greatplainslandcompany.com/detail/high-avenue-82-mcclain-oklahoma/110409/>



PROPERTY DESCRIPTION

82 Acres in McClain County, Oklahoma

There's a certain kind of property that's hard to describe until you're actually standing on it. This is one of those places. 82 acres of rolling Oklahoma countryside in McClain County, where the land shifts and dips through hardwood timber and open grassland, and the only sounds you're likely to hear are wind moving through the trees and the occasional rustle of deer working through the brush. It feels remote. It feels private. And yet, you're never really that far from where you need to be.

Two paved roads connect the property to Interstate 35 in both directions - 9.5 miles to Exit 86 at State Highway 59, and 9.5 miles to Exit 91 near Purcell via State Highway 24. Oklahoma City, Norman, and Purcell are all within comfortable reach. That balance between genuine seclusion and real-world convenience is something most rural properties promise but rarely deliver. This one actually pulls it off.

You enter through a custom-built gate that feels intentional - like someone put real thought into the first impression this place makes. And the land doesn't disappoint from there. What greets you is a property that has been shaped over time into something that works well for both recreation and quiet living. The mature timber provides shade, cover, and character. The native grasses hold wildlife and move beautifully in a breeze. The terrain rolls just enough to create natural walls of privacy between different parts of the land, making it feel bigger and more varied than the acreage alone might suggest.

At the heart of the property sits a 4.5-acre stocked pond. It's the kind of water feature that becomes the center of gravity for everything around it. Mornings on the bank with a fishing rod, evenings watching the light fade across the surface, family gatherings anchored around a place that everyone gravitates toward - the pond isn't just a nice feature, it's a reason to be outside. The surrounding habitat makes it a natural draw for wildlife too, so even when the fishing is slow, there's usually something worth watching.

Trails wind throughout the entire property, giving you easy access to every corner of the land. Whether you're on an ATV, horseback, or just walking, the trail system lets you actually use and enjoy the acreage rather than just own it. Along the way, you'll find the kind of wildlife habitat that this part of Oklahoma is known for. Whitetail deer move through regularly, wild turkey, quail are a common sight, and dove show up in season. For hunters, it's a well-rounded setup. For everyone else, it's just a beautiful place to spend time outdoors.

Several spots across the property stand out as strong candidates for a future home or cabin. The rolling topography naturally tucks these locations away, offering privacy without feeling isolated. One of the most appealing sits with a view overlooking the pond - the kind of building site you design a house around rather than the other way around. Utilities are already available along the west side of the property along High Avenue, which removes one of the bigger headaches that often comes with developing raw land.

What this property comes down to is options. Build a permanent home. Set up a weekend retreat. Hunt it hard every fall. Fish it all summer. Or simply hold onto a piece of land that's genuinely worth owning. Not many properties give you all of those possibilities in one place - and in McClain County Oklahoma, even fewer do it with this much character.

12 miles from Purcell, Oklahoma

21 miles from Norman, Oklahoma

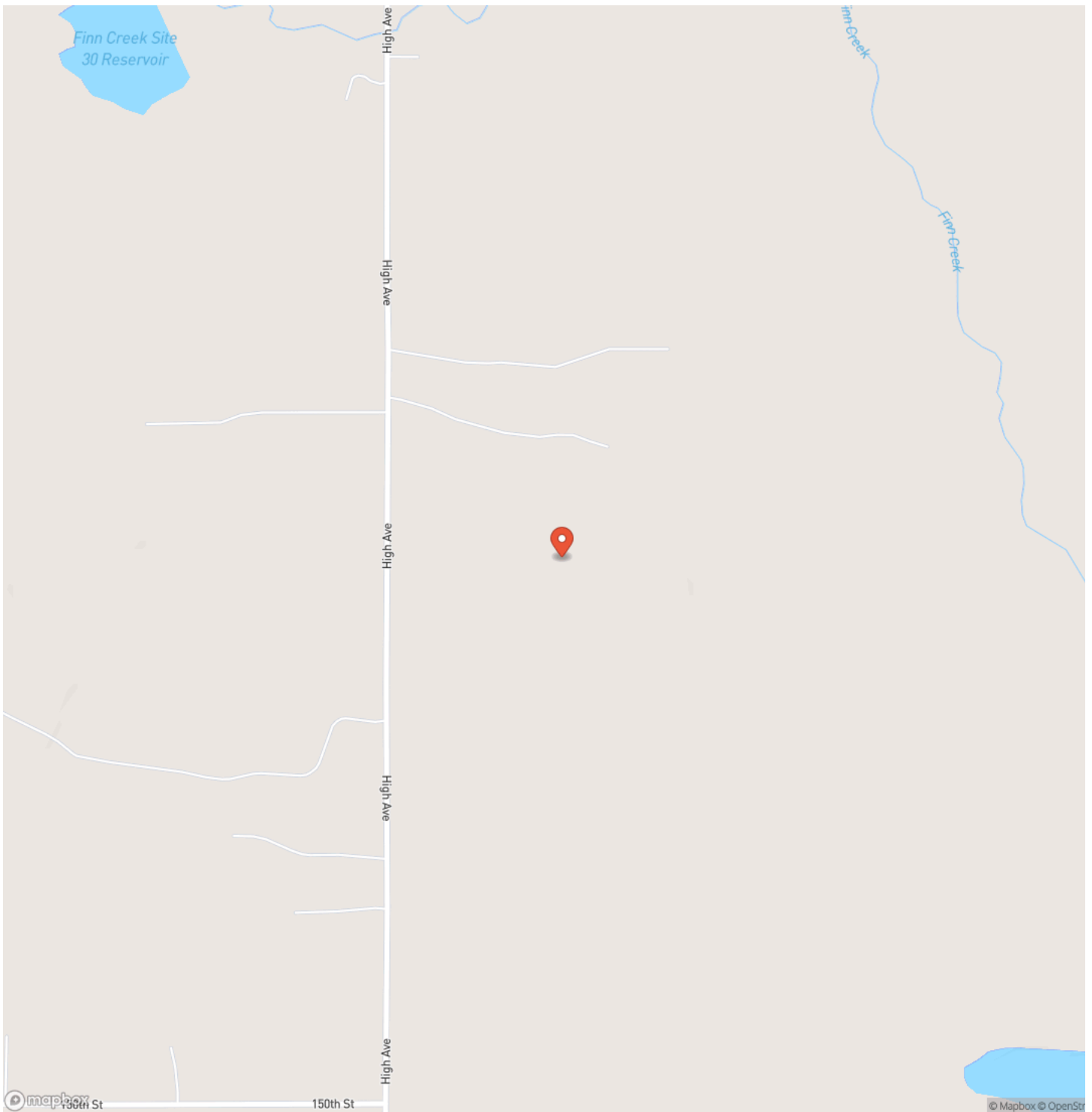
35 miles from Downtown Oklahoma City, Oklahoma

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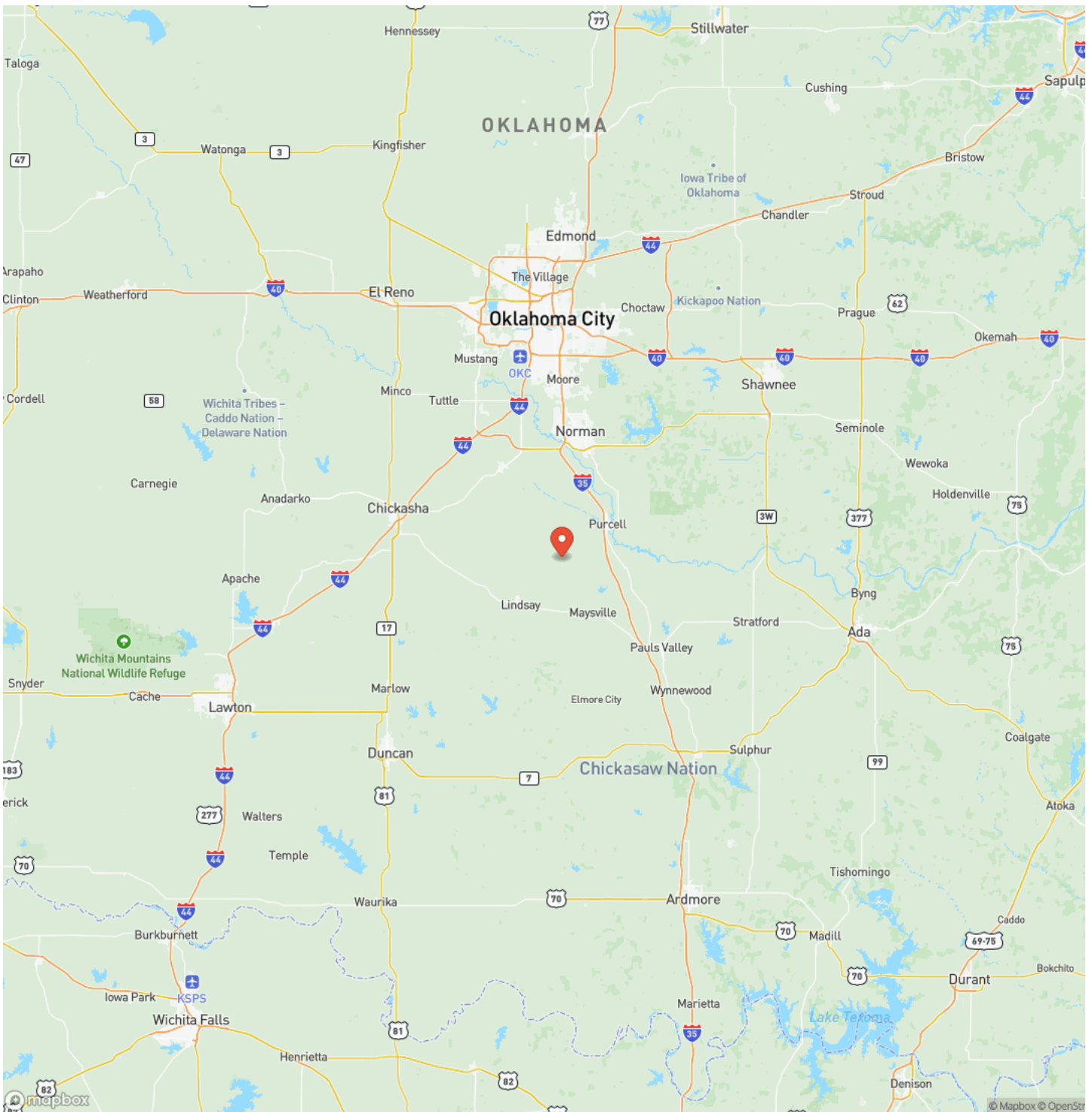




Locator Map



Locator Map



Satellite Map



High Avenue 82
Purcell, OK / McClain County

LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Percy

Mobile

(405) 545-0985

Email

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Address

200 S. Broadway Ave.

City / State / Zip

NOTES

This image shows a single page from a notebook or ledger. It features ten evenly spaced horizontal black lines across its entire width, providing a guide for writing. The background is plain white, and there are no margins, text, or other markings present.

MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

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.



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