

15.4 Acre Homesite - Pottawatomie County
000 HWY - 39
Wanette, OK 74878

\$107,800
15.400± Acres
Pottawatomie County



15.4 Acre Homesite - Pottawatomie County
Wanette, OK / Pottawatomie County

SUMMARY

Address

000 HWY - 39

City, State Zip

Wanette, OK 74878

County

Pottawatomie County

Type

Recreational Land, Hunting Land, Farms, Undeveloped Land

Latitude / Longitude

34.960823 / -96.76132

Acreage

15.400

Price

\$107,800

Property Website

<https://greatplainslandcompany.com/detail/15-4-acre-homesite-pottawatomie-county-pottawatomie-oklahoma/116060/>



15.4 Acre Homesite - Pottawatomie County Wanette, OK / Pottawatomie County

PROPERTY DESCRIPTION

Escape to the country on this beautiful 15.4± acre tract in southern Pottawatomie County with direct frontage on OK-39, providing convenient blacktop access. This versatile property offers an excellent mix of open pasture and mature timber, creating a scenic landscape with plenty of possibilities. The open ground provides several potential homesites and room for livestock, a shop, garden, or other improvements, while the wooded portions offer shade, privacy, and natural habitat for local wildlife. Whether you are looking for a peaceful place to build your dream home, establish a small hobby farm, or simply own a quiet piece of rural Oklahoma, this tract provides the space and flexibility to bring your plans to life.

A natural drainage area runs through the property and could potentially provide an excellent location for constructing a pond. With the right design and dirt work, this area could become an attractive centerpiece for the property while providing water for livestock and wildlife. The combination of pasture, timber, and natural drainage gives the land character and creates a setting that feels private without sacrificing usable acreage. Deer and other wildlife frequently travel through properties with this type of diverse habitat, making it a great option for anyone who enjoys watching wildlife from their future back porch.

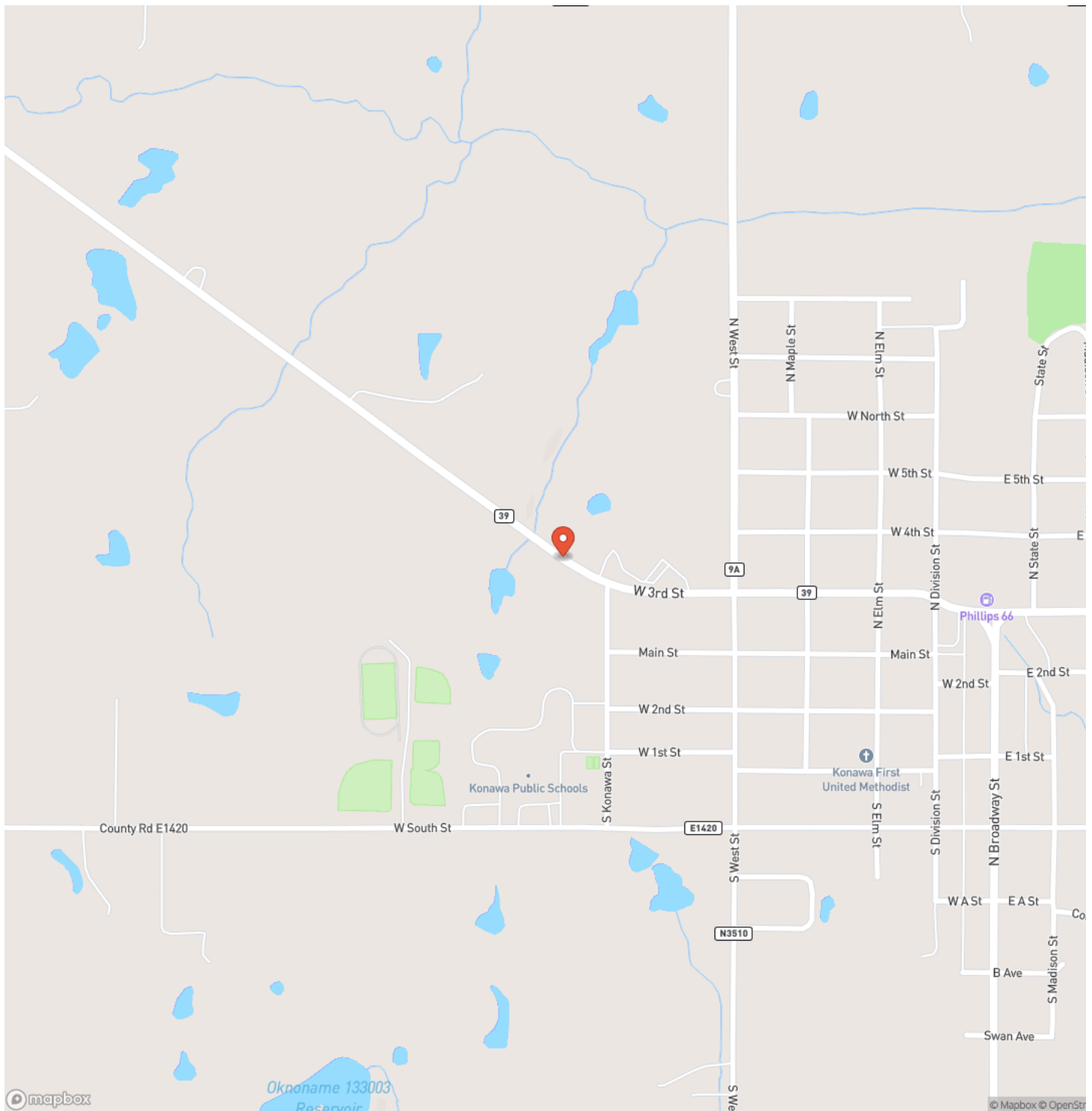
Conveniently located just 15 minutes from Purcell and approximately 30 minutes from both Norman and Shawnee, you can enjoy the peace and quiet of country living while remaining within an easy drive of shopping, dining, schools, and other everyday amenities. Direct Highway 39 frontage means you can reach your property entirely by paved roads, eliminating the inconvenience of traveling miles down gravel or poorly maintained county roads. Fiber internet is available along the highway, allowing you to stay connected, work from home, or stream reliably while enjoying life in the country. With no restrictions, you have the freedom to build the home, shop, barndominium, or hobby farm that best fits your needs. Owner financing is available, making this beautiful 15.4± acre property an even more accessible opportunity to own land in southern Pottawatomie County.



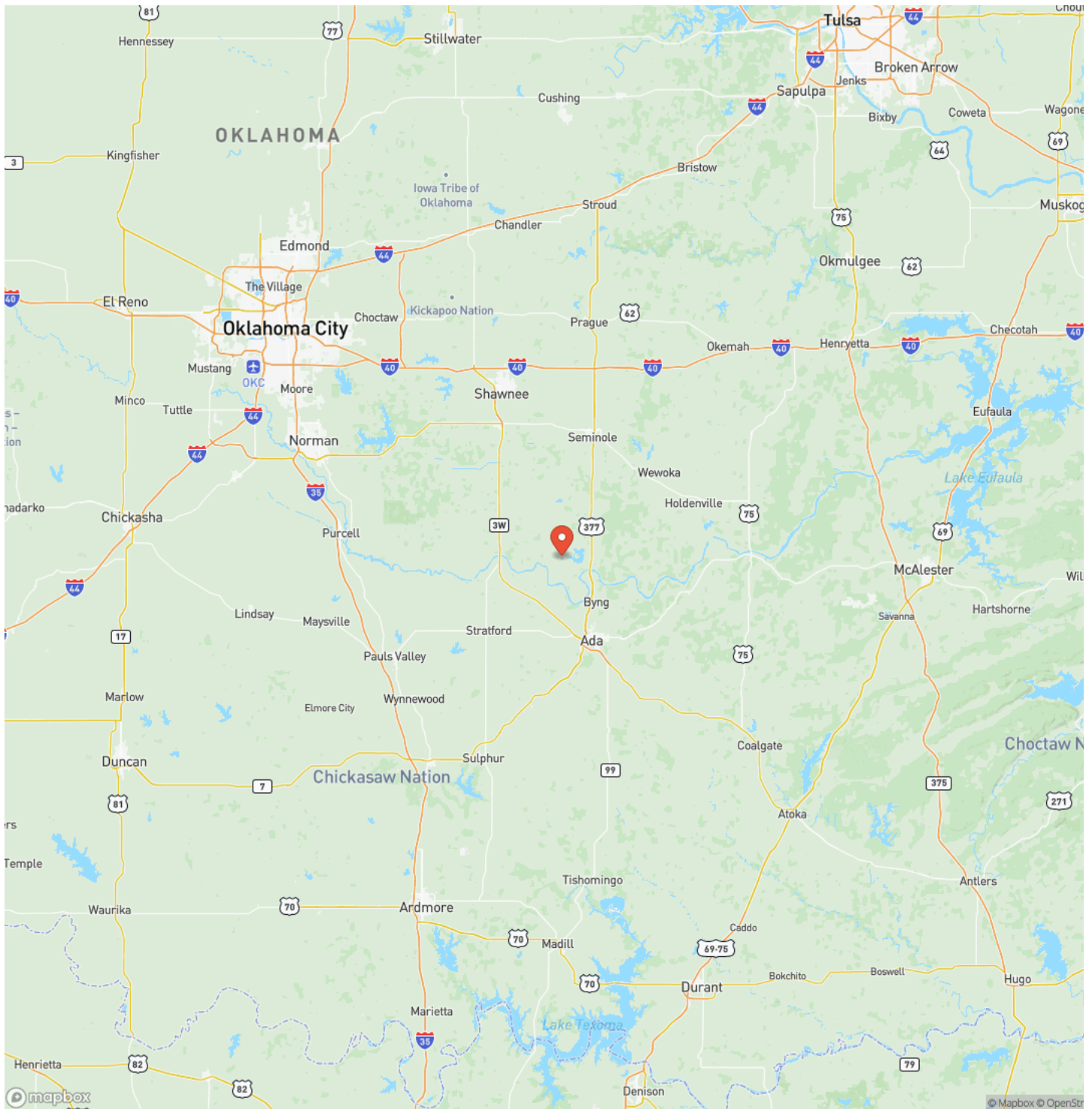
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Wanette, OK / Pottawatomie County



Locator Map



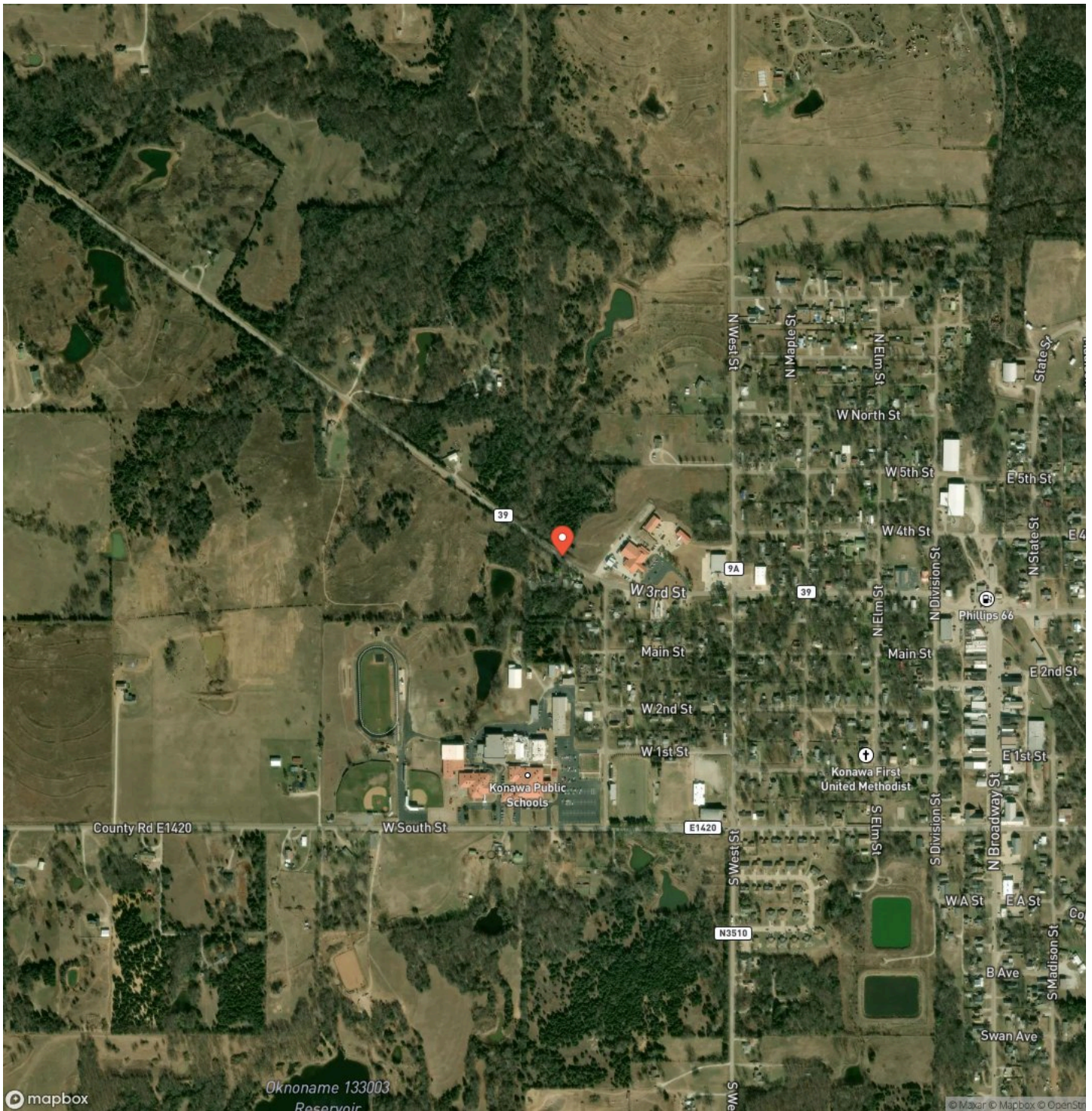
Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



15.4 Acre Homesite - Pottawatomie County
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

Notes section with multiple horizontal lines for text entry.

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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