

Pottawatomie 42 Acres
N3300 Road
Wanette, OK 74878

\$231,110
42± Acres
Pottawatomie County



Pottawatomie 42 Acres
Wanette, OK / Pottawatomie County

SUMMARY

Address

N3300 Road

City, State Zip

Wanette, OK 74878

County

Pottawatomie County

Type

Farms, Hunting Land, Recreational Land, Ranches

Latitude / Longitude

35.007841 / -97.124058

Acreage

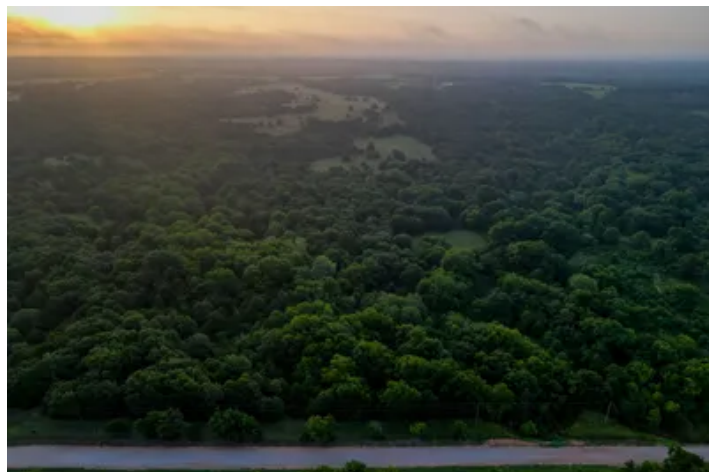
42

Price

\$231,110

Property Website

<https://greatplainslandcompany.com/detail/pottawatomie-42-acres-pottawatomie-oklahoma/111311/>



Pottawatomie 42 Acres Wanette, OK / Pottawatomie County

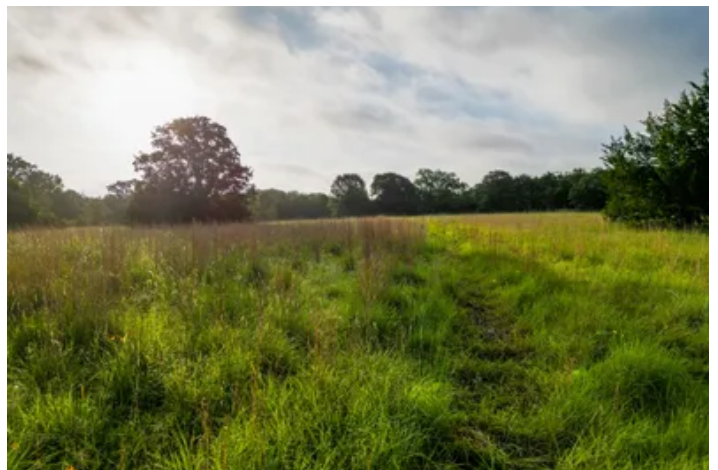
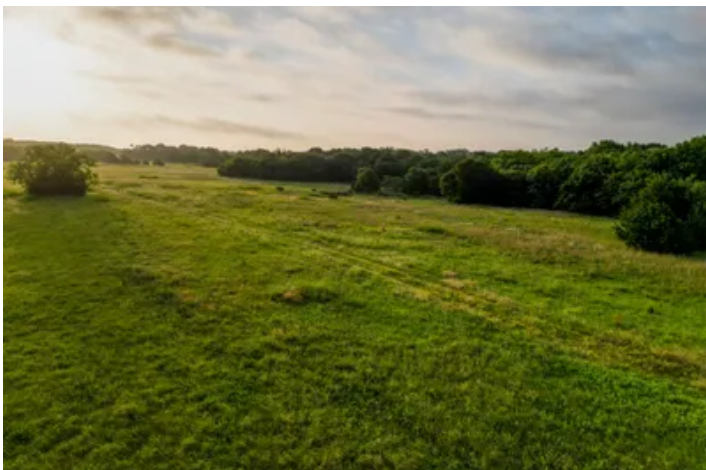
PROPERTY DESCRIPTION

Whether you're looking for an outstanding hunting property, a future homesite, or a place to establish your own farm and ranch, this beautiful 42± acre tract outside of Wanette in Pottawatomie County checks all the boxes. Located just 1/2 mile from blacktop, the property offers an excellent mix of productive pasture, mature timber, and live water in a quiet rural setting. The eastern half of the property consists primarily of improved pasture, providing plenty of space for livestock, hay production, or a beautiful homesite with scenic country views. As you move west, the landscape transitions into mature hardwood timber where a live creek meanders through the property, creating exceptional wildlife habitat and adding year-round water source. Several small pasture openings are scattered throughout the timber, creating natural food plots and travel corridors that make this property especially attractive to deer and turkey. The combination of live water, dense timber, and open pockets provides everything wildlife needs, making this an outstanding recreational tract with excellent hunting opportunities. Beyond its recreational appeal, the property offers tremendous potential for a future homestead or small cattle operation. The balance of open grazing land and wooded acreage gives you the flexibility to build a home, raise livestock, enjoy hunting, and experience the best of country living all on one property. Conveniently located just 15 minutes from Purcell and approximately 30 minutes from both Norman and Shawnee, you'll enjoy peaceful rural living while remaining within easy reach of everyday amenities. Electricity is available at the road, and with no restrictions, you have the freedom to build and develop the property to match your goals. **Owner financing is available**, and additional acreage is available.

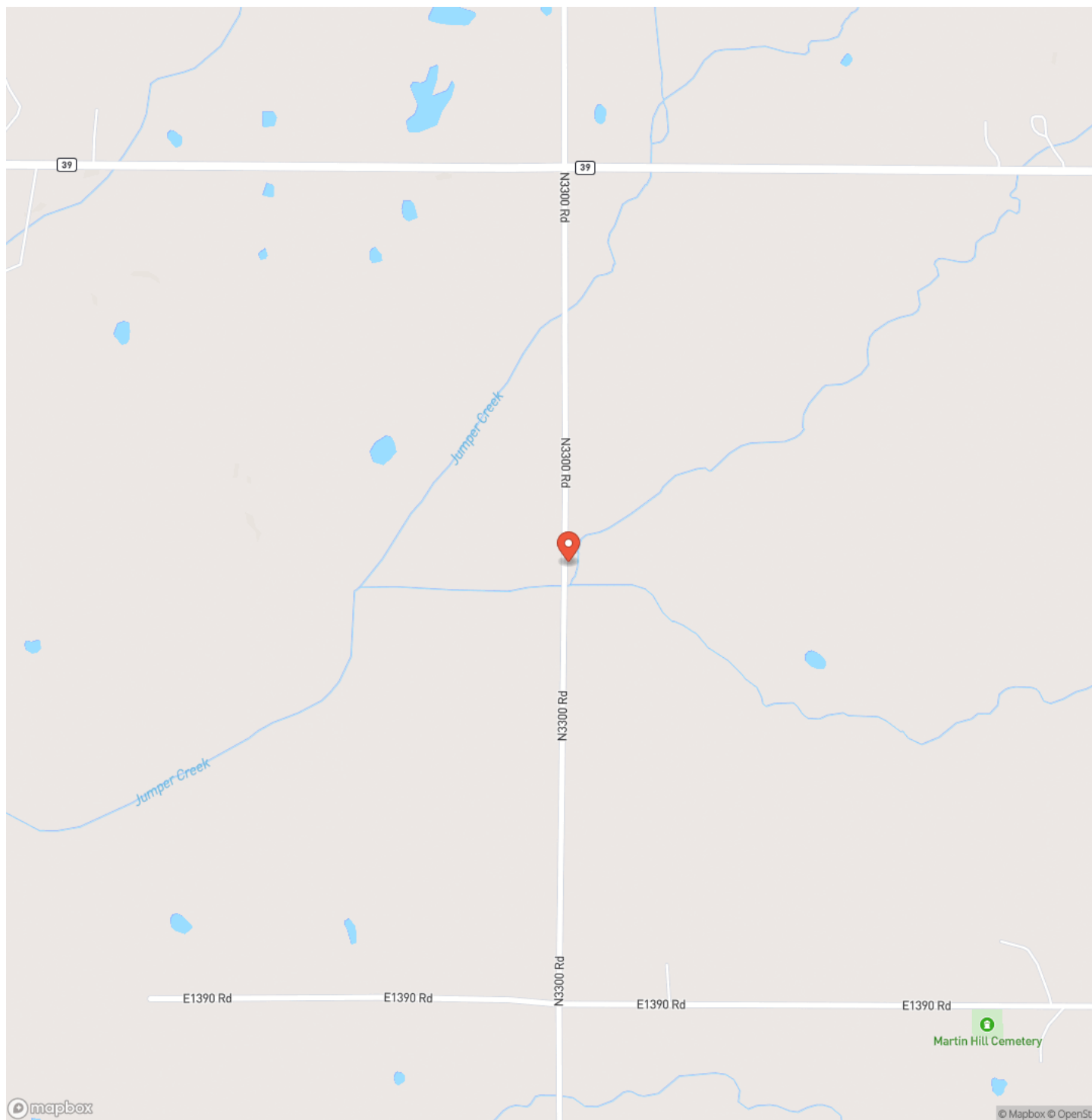
For more information or to schedule a private showing, contact Jordan Phillips at [405-664-5800](tel:405-664-5800).



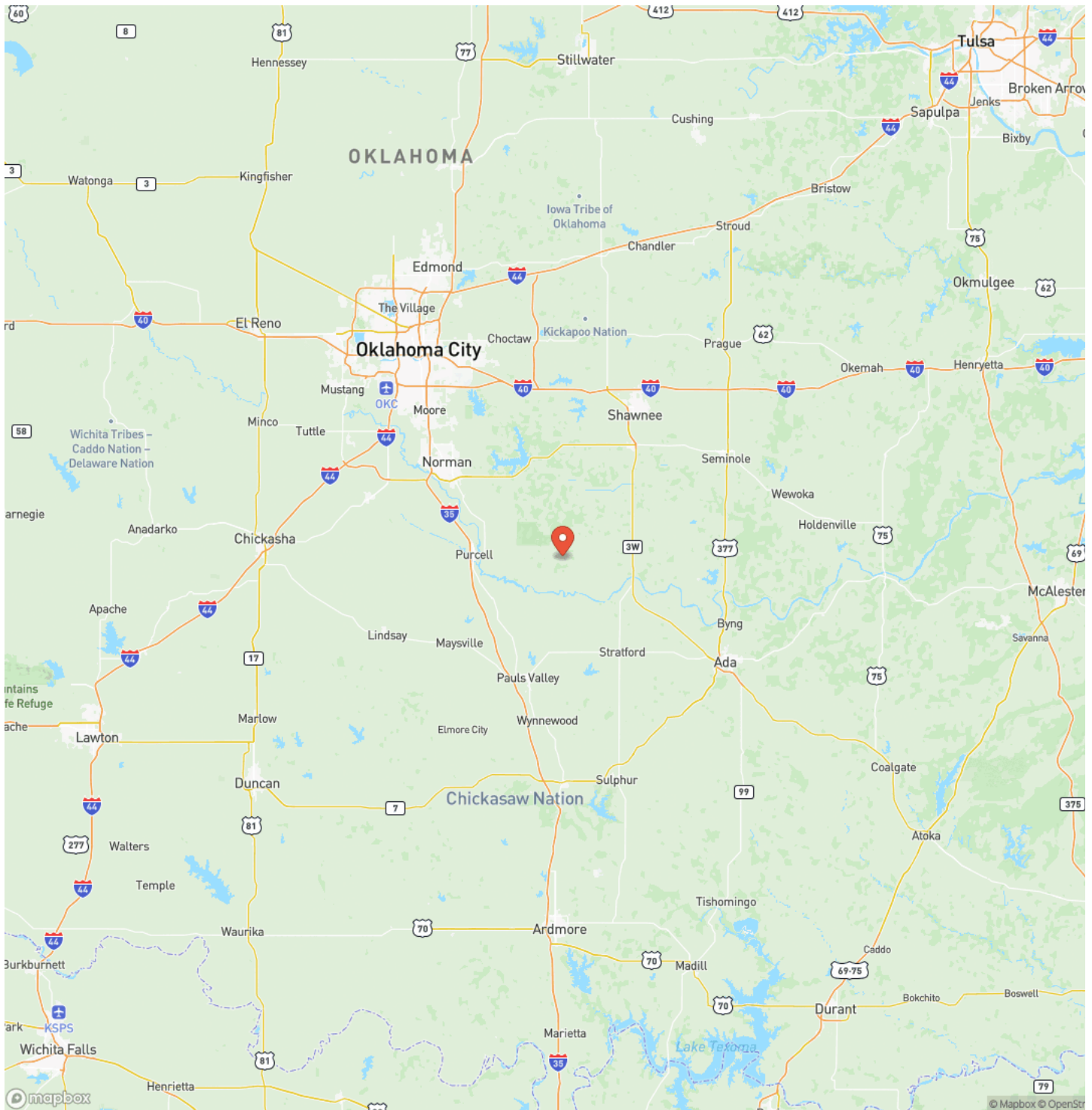
Pottawatomie 42 Acres
Wanette, OK / Pottawatomie County



Locator Map



Locator Map



Satellite Map



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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