

**14 Acre Homesite with Pond**  
0000 OK-39  
Wanette, OK 74878

**\$105,900**  
14± Acres  
Pottawatomie County



**14 Acre Homesite with Pond**  
**Wanette, OK / Pottawatomie County**

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**SUMMARY**

**Address**

0000 OK-39

**City, State Zip**

Wanette, OK 74878

**County**

Pottawatomie County

**Type**

Ranches, Lot, Undeveloped Land, Hunting Land

**Latitude / Longitude**

35.013396 / -97.108173

**Acreage**

14

**Price**

\$105,900

**Property Website**

<https://greatplainslandcompany.com/detail/14-acre-homesite-with-pond-pottawatomie-oklahoma/111316/>



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### **PROPERTY DESCRIPTION**

Escape to the country on this beautiful 14± acre tract in southern Pottawatomie County with direct frontage on OK-39 providing convenient blacktop access. This versatile property is made up of pasture with scattered mature trees, creating a scenic landscape that's perfect for building a home, running a few livestock, or simply enjoying the outdoors. A beautiful pond serves as the centerpiece of the property, offering excellent fishing and attracting an abundance of wildlife. Deer trails and other wildlife sign can be found throughout the tract, making it an ideal property for anyone who enjoys watching wildlife right from their back porch. With plenty of open ground and a gentle mix of scattered timber, this property provides numerous potential homesites while still offering shade, privacy, and room to create the country lifestyle you've been looking for. Conveniently located just 15 minutes from Purcell and approximately 30 minutes from both Norman and Shawnee, you'll enjoy an easy commute while experiencing the peace and quiet of rural Oklahoma-all with blacktop access to your front gate. Electricity and fiber internet are available at the road, making it easy to stay connected while enjoying country living. With no restrictions, you have the flexibility to build the home, shop, or hobby farm that fits your needs. **Owner financing is available**, and additional acreage is available for those looking to expand.

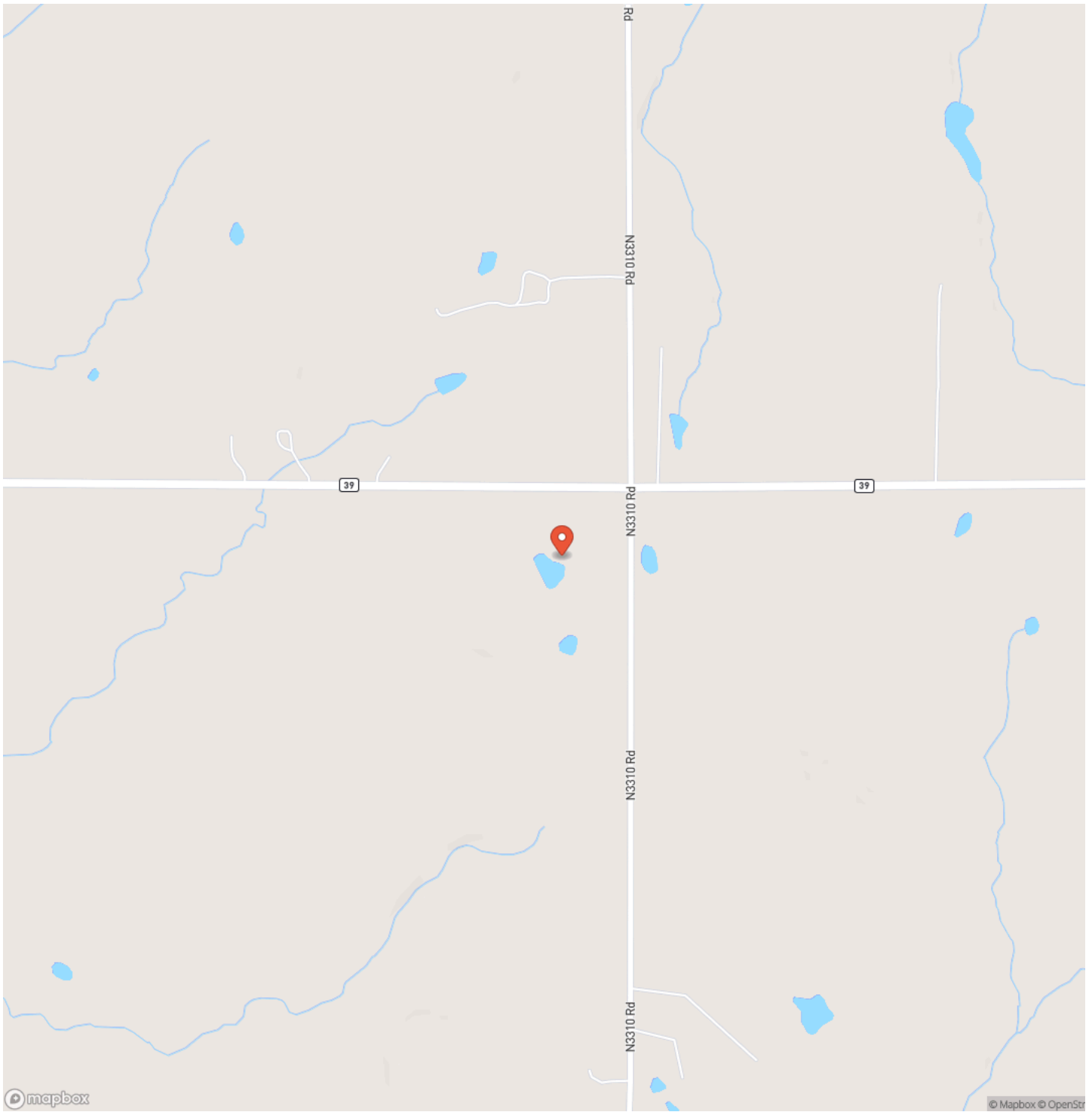
For more information or to schedule a showing, contact Jordan Phillips at [405-664-5800](tel:405-664-5800).



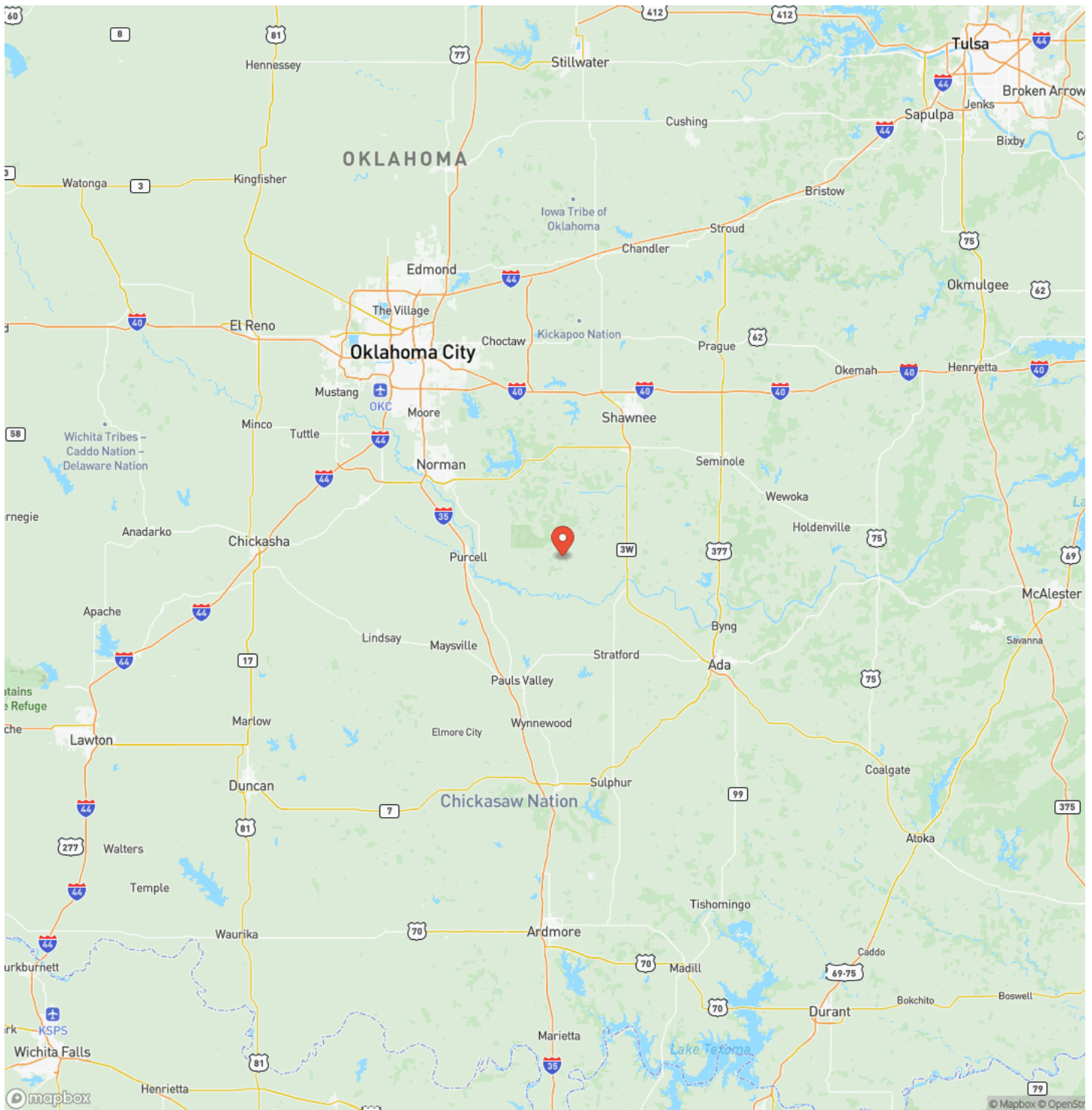
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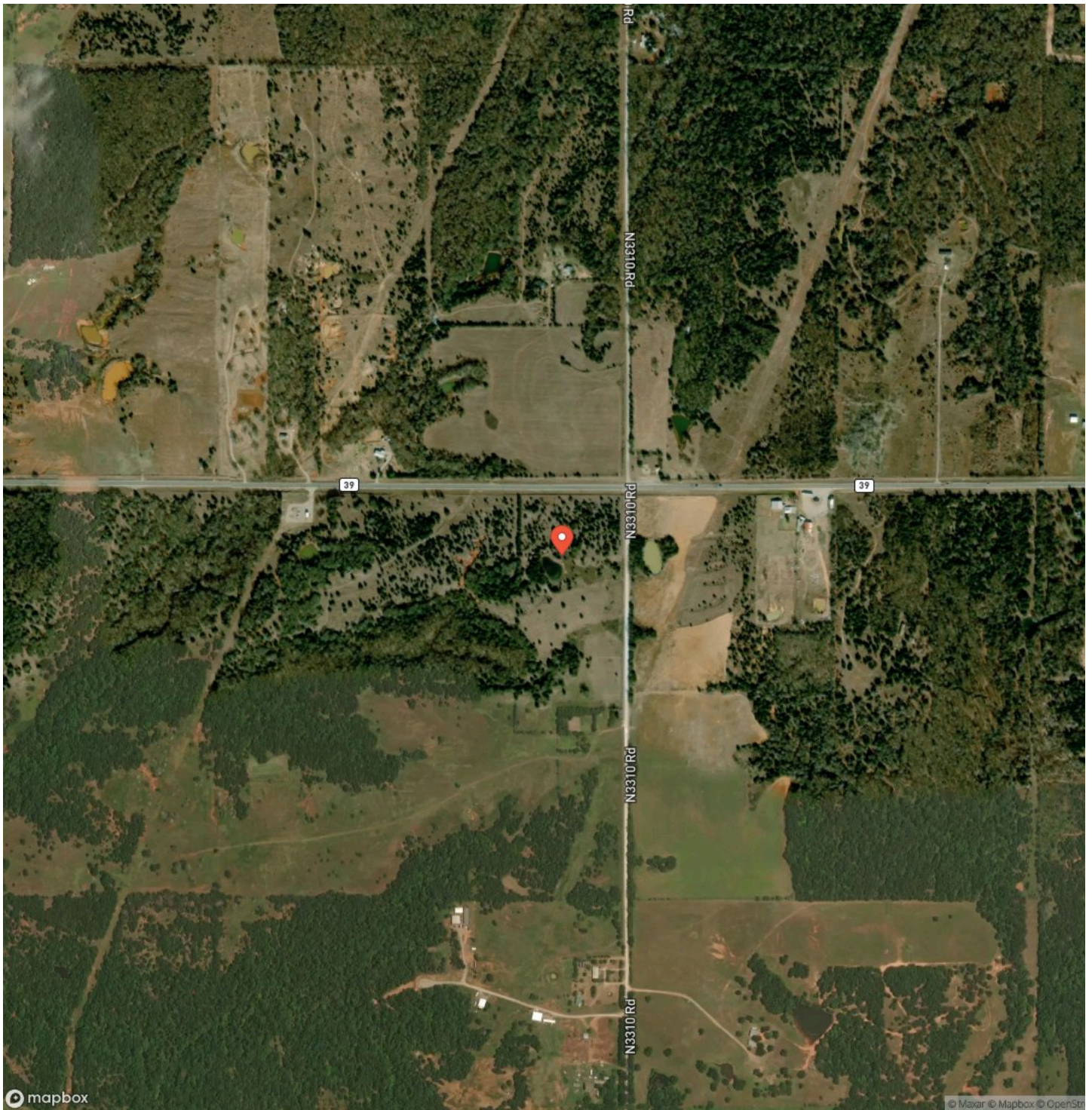
## Locator Map



# Locator Map



## Satellite Map







## **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.



**GREAT PLAINS**

LAND CO.

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