40 Acre Corner Near Great Salt Plains Ready to Build or Farm
0000 N. Hwy 38
Jet, OK 73749

$107,800
40± Acres
Alfalfa County







MORE INFO ONLINE:

https://greatplainslandcompany.com/

SUMMARY

Address
0000 N. Hwy 38

City, State Zip
Jet, OK 73749

County
Alfalfa County

Type
Farms

Latitude / Longitude
36.72225 / -98.14825

Acreage
40

Price
$107,800

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

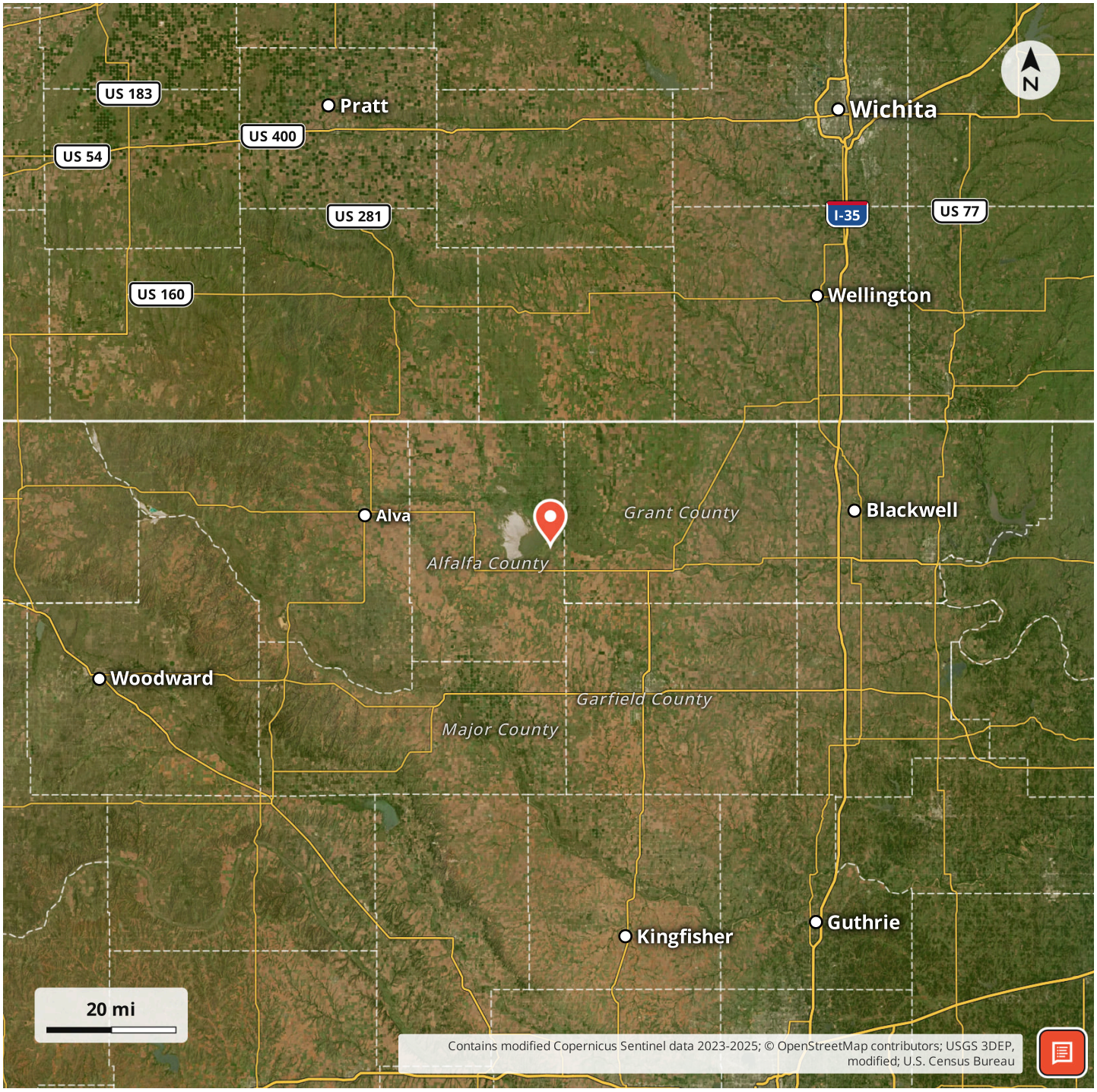
Check out this corner 40 acre tract less than a mile from the Salt Plains State Park. It has 1/4 mile frontage on State Hwy. 38 and 1/4 mile frontage on CR N2730. This former tillable farm ground has been sitting fallow for a few seasons but could easily be put back into production. With frontage on 2 sides it is easily dividable for generational living. It is only 6 miles to the small town of Jet, Ok. and Timberlake School. Cherokee is 20 minutes away and Enid is 45 minutes away with shopping, dining, movies, and more. Come enjoy the lake, digging for crystals, the clean air, wildlife, and $100 yearly taxes. This would be the perfect setup for a weekend getaway, country homestead, or small farming startup. Being so close to the lake and park, a small cabin could serve as a personal getaway and an AirBNB rental income stream. The surface comes with 20 acres of mineral rights that currently produce about $200 per month in income. This is a great location with tons of possibilities. Call Great Plains agent Mike Prescott to schedule a showing. 918-381-0100.








Regional Map



Locator Map


N
N2730 Rd
State Hwy 38
N2727 Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
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Email
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City / State / Zip
Oklahoma City, OK 73102

NOTES

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DISCLAIMERS

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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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