

Wanette 10 Acre Homesite
Coker Rd
Wanette, OK 74878

\$75,000
10± Acres
Pottawatomie County



Wanette 10 Acre Homesite
Wanette, OK / Pottawatomie County

SUMMARY

Address

Coker Rd

City, State Zip

Wanette, OK 74878

County

Pottawatomie County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

34.948327 / -96.984022

Acreage

10

Price

\$75,000

Property Website

<https://greatplainslandcompany.com/detail/wanette-10-acre-homesite-pottawatomie-oklahoma/119524/>



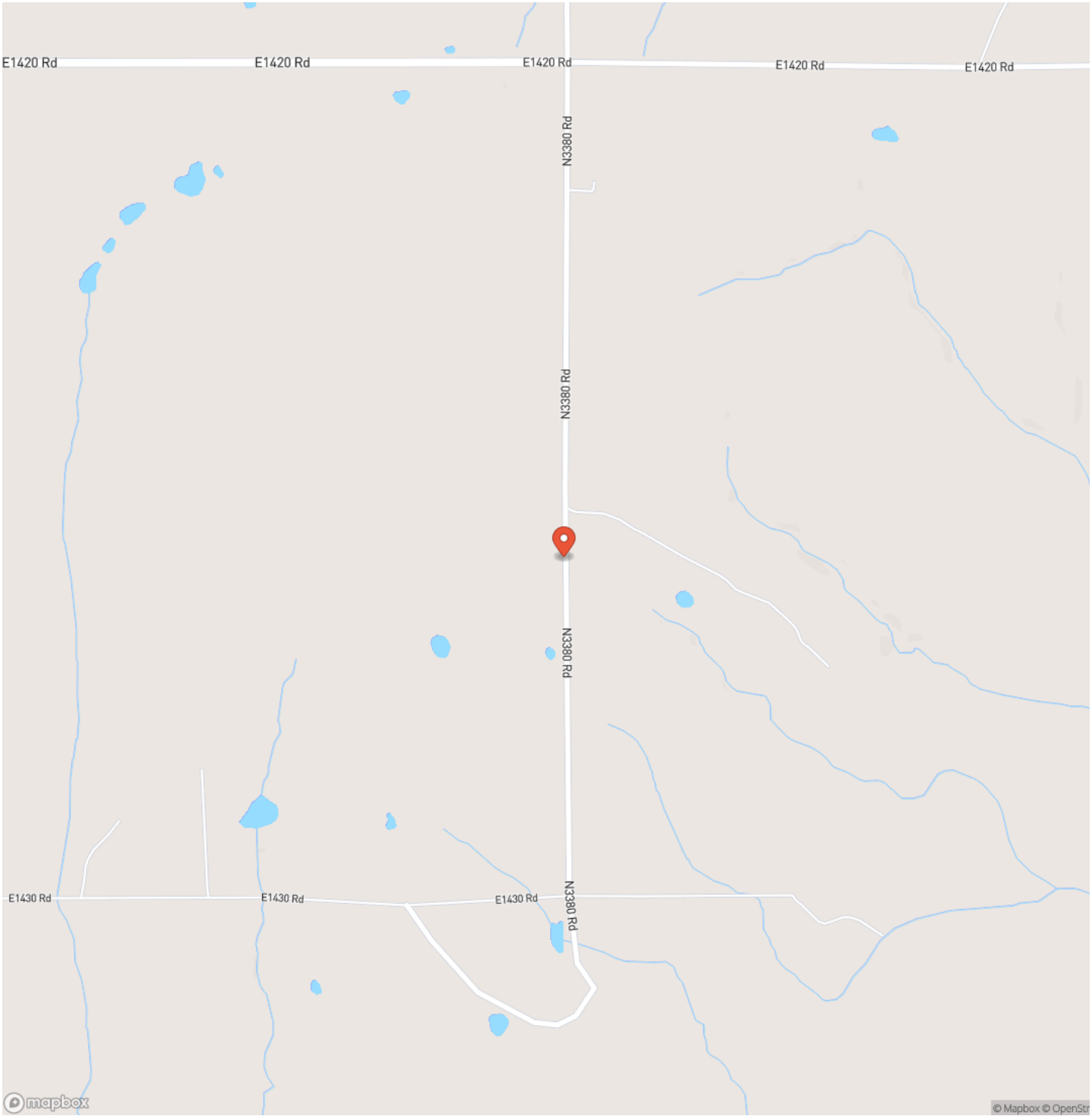
PROPERTY DESCRIPTION

Escape to the country on this 10 acre tract located just 2.5 miles off Highway 39. Featuring a mix of pasture and timber, this property offers a scenic setting for building a home, establishing a hobby farm, or enjoying more room to spread out. The open pasture provides space for a few livestock, a garden, or your home and shop, while the timber adds shade, privacy, and natural character. A small pond adds to the appeal, creating a peaceful spot to enjoy the outdoors and a water source for wildlife. Whether you picture quiet mornings on the porch or evenings exploring your land, this property offers the opportunity to create the country lifestyle you've been looking for. With both open ground and wooded areas, you'll have flexibility to plan your improvements while keeping the natural beauty that makes this tract special. A well has already been drilled, rural water is also available, and power is located at the road, giving you a head start as you plan your future here. Located just 2.5 miles off Highway 39 near N 3380 Road, you'll enjoy country living with access to Purcell, Norman, Shawnee, and Oklahoma City for shopping, dining, and work. Bring your ideas for a home, shop, livestock, or weekend getaway and make this property your own. From the small pond to the mix of pasture and timber, this tract brings together the features that make country living so appealing. Come explore the property and find the setting for your next chapter with space to enjoy life at your pace. Call Jordan Phillips [405-664-5800](tel:405-664-5800) for a showing.

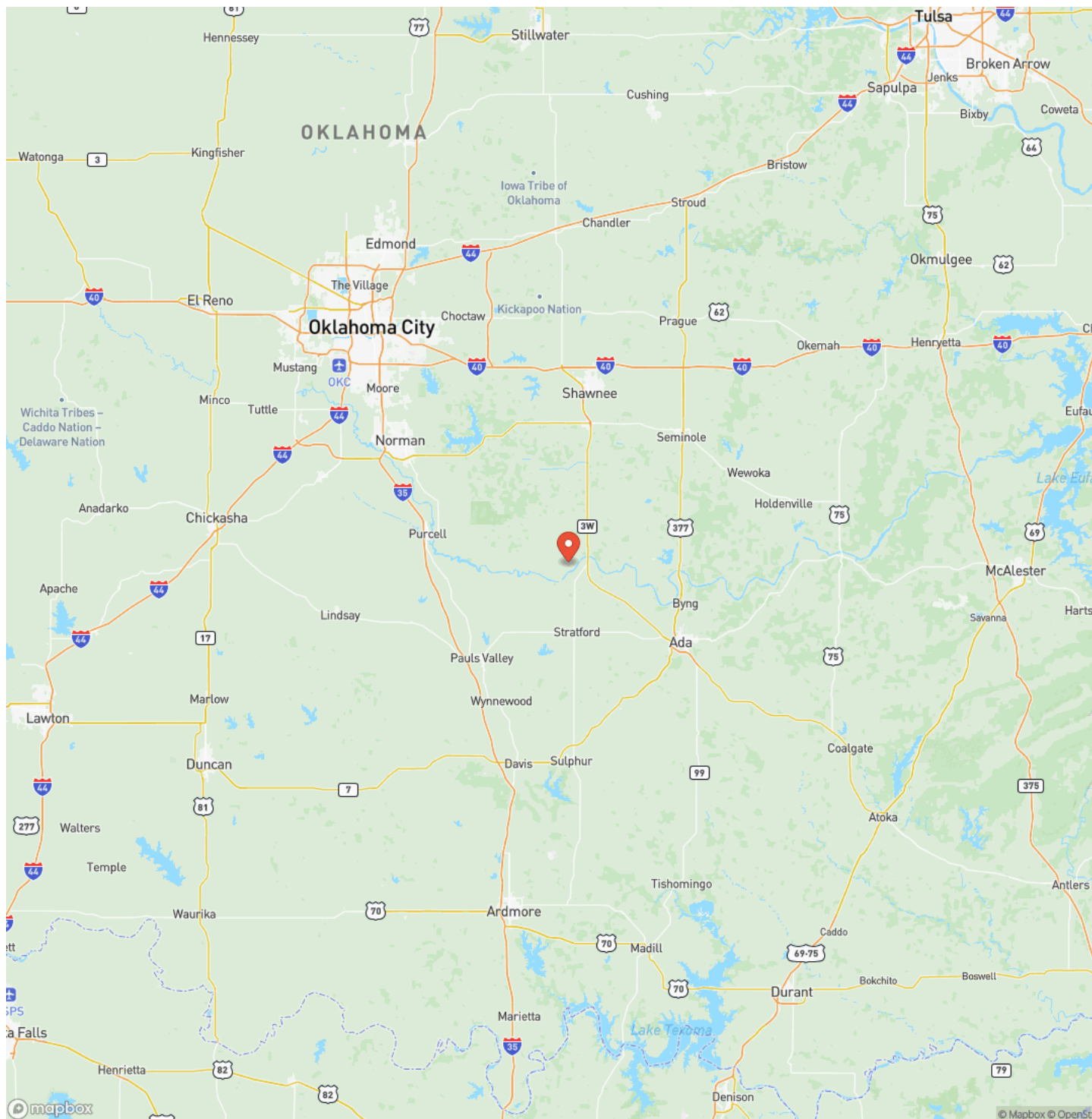
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Locator Map



Locator Map



Satellite Map



Wanette 10 Acre Homesite
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

Oklahoma City, OK 73102

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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