

48 +/- Acres of Beautiful Lincoln County Countryside
0000 E 1010 Road
Mcloud, OK 74855

\$360,000
48± Acres
Lincoln County



48 +/- Acres of Beautiful Lincoln County Countryside
Mcloud, OK / Lincoln County

SUMMARY

Address

0000 E 1010 Road

City, State Zip

Mcloud, OK 74855

County

Lincoln County

Type

Hunting Land, Recreational Land, Farms, Horse Property,
Undeveloped Land

Latitude / Longitude

35.550123 / -97.021287

Acreage

48

Price

\$360,000

Property Website

greatplainslandcompany.com



48 +/- Acres of Beautiful Lincoln County Countryside Mcloud, OK / Lincoln County

PROPERTY DESCRIPTION

Discover the possibilities with this beautiful 48 +/- acre property ideally located in Lincoln County, between Wellston and Shawnee, offering the perfect blend of recreation, agricultural potential, hunting opportunities, and an ideal setting for your future homesite. With blacktop road frontage, convenient access to major highways, and stunning Oklahoma scenery, this property offers the best of country living with the convenience of nearby amenities.

A wet-weather creek winds through the property beneath a canopy of beautiful, mature pecan trees, creating a picturesque setting and a natural feature that adds to the land's character. The property boasts a great stand of Bermuda and native grasses, making it well suited for livestock and a variety of agricultural uses. Two ponds provide additional water features and enhance the property's appeal for both livestock and wildlife.

The western portion of the property offers elevated building locations with scenic views overlooking the creek bottom and sweeping vistas of the surrounding rolling hills and beautiful countryside. These elevated areas provide excellent potential for a future homesite, where you can enjoy peaceful rural living and breathtaking Oklahoma sunrises and sunsets.

For the outdoor enthusiast, this property offers outstanding hunting and recreational potential, with ample opportunities for food plots, feeders, and multiple stand locations. Whether you're looking to establish a hunting retreat, expand your livestock operation, enjoy recreational acreage, or build your dream home in the country, this versatile property offers a variety of possibilities.

Location is another major advantage, with White Rock Public Schools approximately 3/4 of a mile away and blacktop road frontage providing convenient access to Highway 177, just one mile away. Interstate 44 and Interstate 40 are each approximately 15 minutes away, making travel throughout the surrounding area convenient.

Approximate driving times:

- Wellston - 15 minutes
- Shawnee - 25 minutes
- Oklahoma City - 45 minutes
- Tulsa - 1 hour and 15 minutes

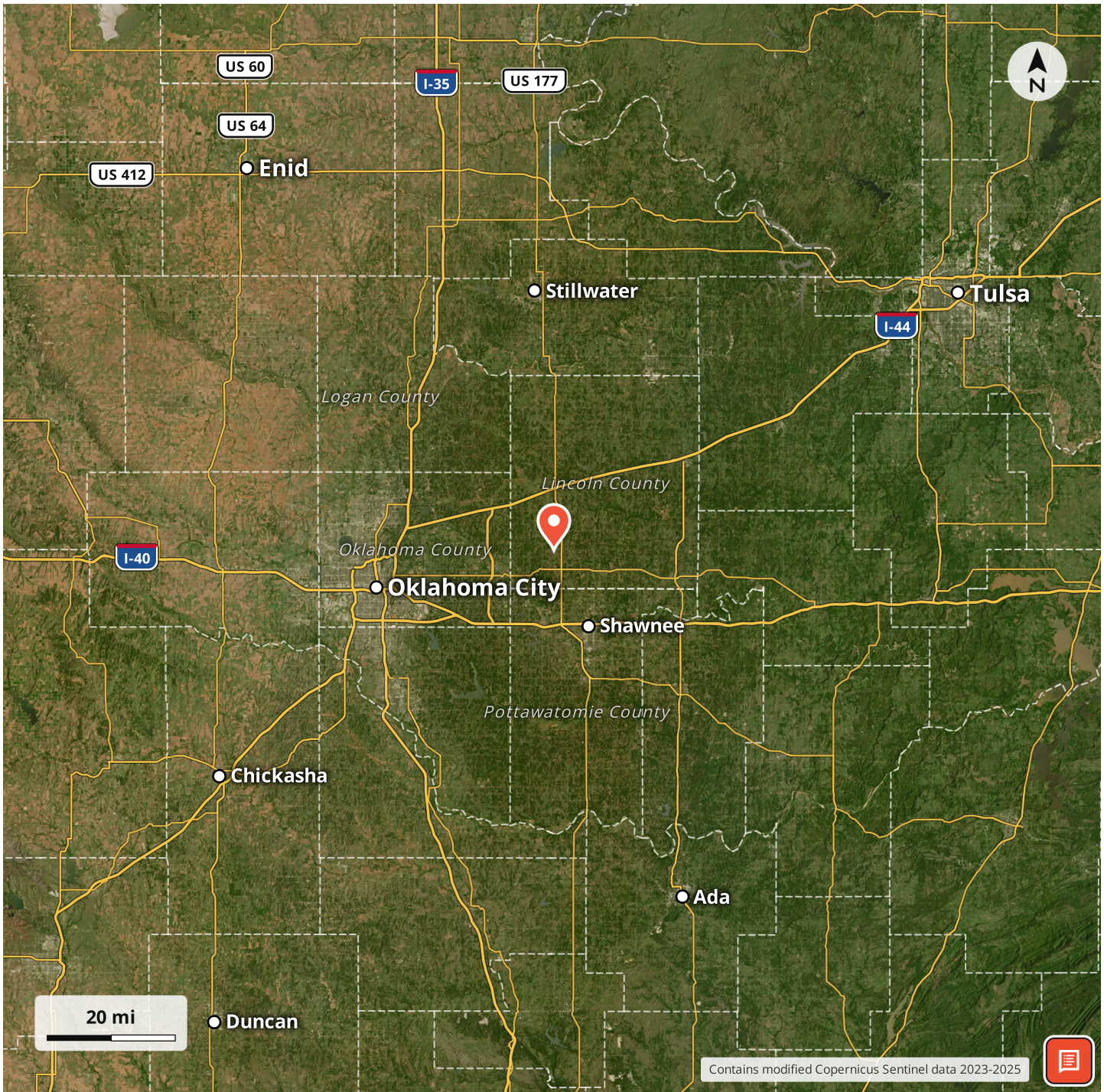
If you've been searching for acreage that combines scenic beauty, productive grasses, water features, hunting potential, and excellent homesite possibilities, this 48 +/- acre property deserves a closer look. Enjoy the freedom, privacy, and opportunities that come with owning a beautiful piece of Oklahoma countryside!



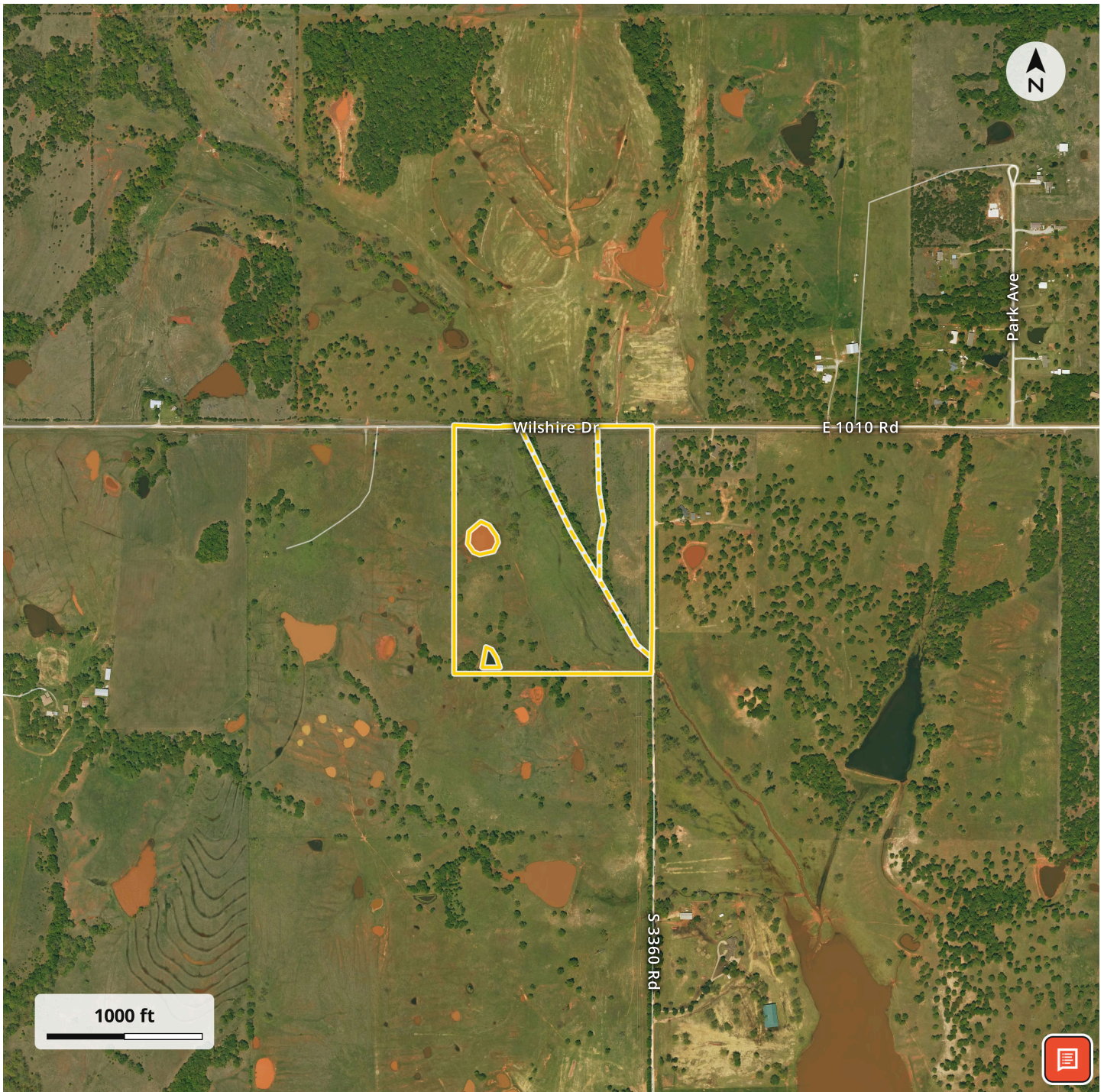
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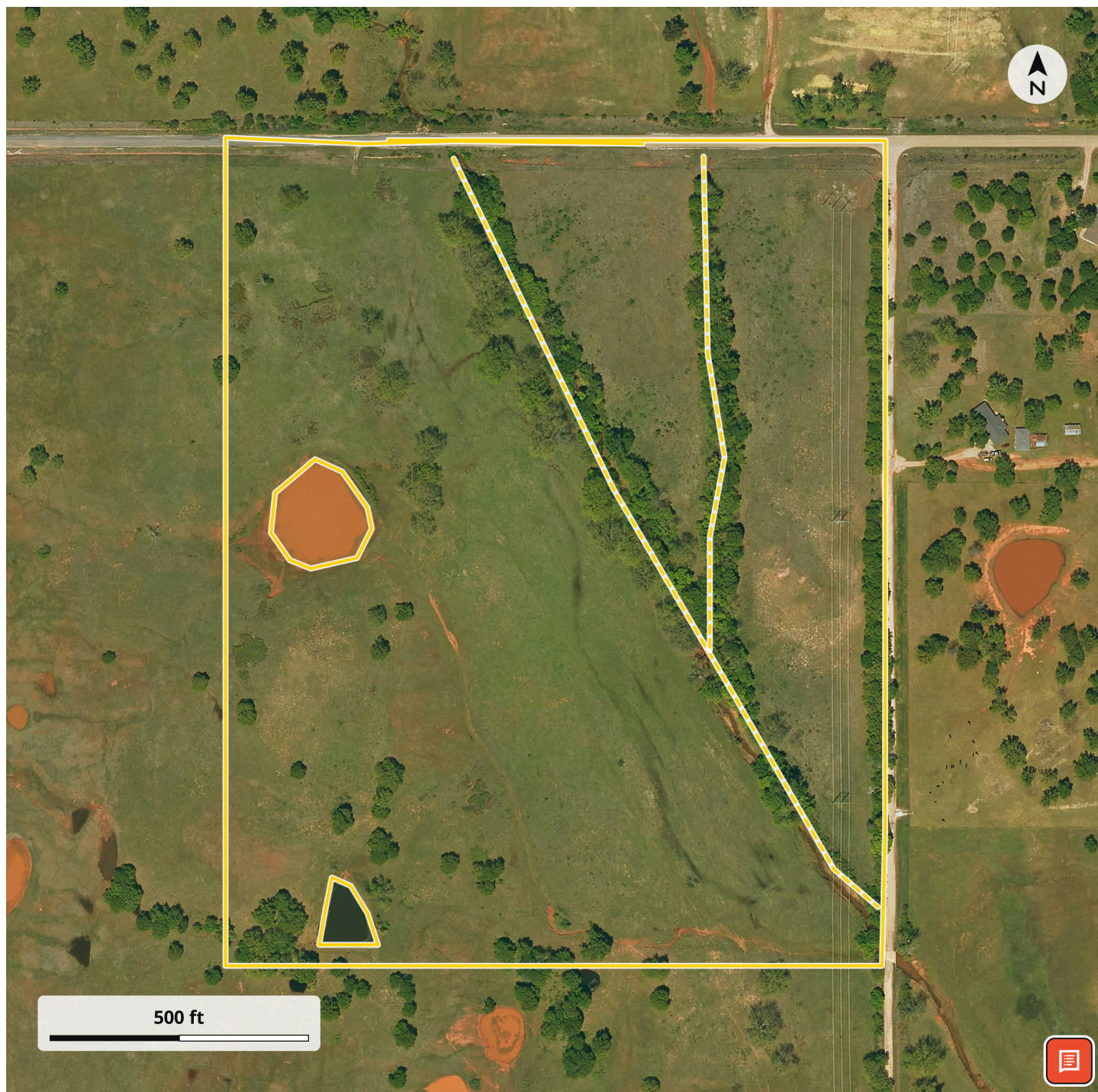
Regional Map



Locator Map



Aerial Map



48 +/- Acres of Beautiful Lincoln County Countryside Mcloud, OK / Lincoln County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kyle Schroder

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Address

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City / State / Zip

Okarche, OK 73762

NOTES

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MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

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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