

Secluded 40 Acres with Home, Pond & Shop
22901 N Henney Rd
Luther, OK 73054

\$1,400,000
40± Acres
Oklahoma County



Secluded 40 Acres with Home, Pond & Shop Luther, OK / Oklahoma County

SUMMARY

Address

22901 N Henney Rd

City, State Zip

Luther, OK 73054

County

Oklahoma County

Type

Hunting Land, Single Family, Residential Property

Latitude / Longitude

35.704322 / -97.288642

Dwelling Square Feet

2128

Bedrooms / Bathrooms

4 / 2.5

Acreage

40

Price

\$1,400,000

Property Website

<https://greatplainslandcompany.com/detail/secluded-40-acres-with-home-pond-shop-oklahoma-oklahoma/113358/>



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Luther, OK / Oklahoma County

PROPERTY DESCRIPTION

Located just 5 miles from the iconic town of Arcadia and only 10 miles from the I-35 corridor in Edmond, this exceptional 40 acre property offers a rare opportunity to own a private country retreat in one of central Oklahoma's most desirable and fastest growing areas. With blacktop access all the way to the entrance, you'll enjoy the perfect balance of peaceful rural living and convenient access to Edmond, Oklahoma City, and Route 66.

A well-maintained 2,128-square-foot modular home features 3 bedrooms, 2.5 bathrooms, and a dedicated study that could be a 4th bedroom. The covered back patio overlooks a beautiful one acre pond, creating the perfect place to relax, entertain, or enjoy Oklahoma sunrises.

One of the property's defining features is its incredible privacy. A quarter mile driveway leads from the county road to the home. It's a secluded setting that's increasingly difficult to find this close to the Oklahoma City metro.

The land offers an excellent mix of recreation and functionality. Established ATV trails wind through the timber, while several open areas provide ideal locations for food plots, wildlife viewing, or additional improvements. Deer and other wildlife are abundant, making this a fantastic recreational property as well as a peaceful place to call home.

Properties in the Arcadia and Luther area continue to be in high demand thanks to their convenient location, scenic beauty, and continued growth. Whether you're searching for a full time residence, a weekend getaway, or a long term land investment, this property offers the privacy, accessibility, and lifestyle that buyers are looking for.

Property Features

- 40 ± acres
- 2,128-square-foot modular home
- 3 bedrooms | 2.5 bathrooms | Study
- One-acre pond
- Quarter mile driveway
- Blacktop access
- 40' x 50' shop
- Water well
- CREC electric
- Centranet fiber internet
- Mature timber with established ATV trails
- Excellent deer and wildlife habitat
- 5 miles to Arcadia
- 10 miles to I-35 in Edmond
- Luther Public Schools

For more information or to schedule a private showing, contact **Jackson** at [405-503-0878](tel:405-503-0878).



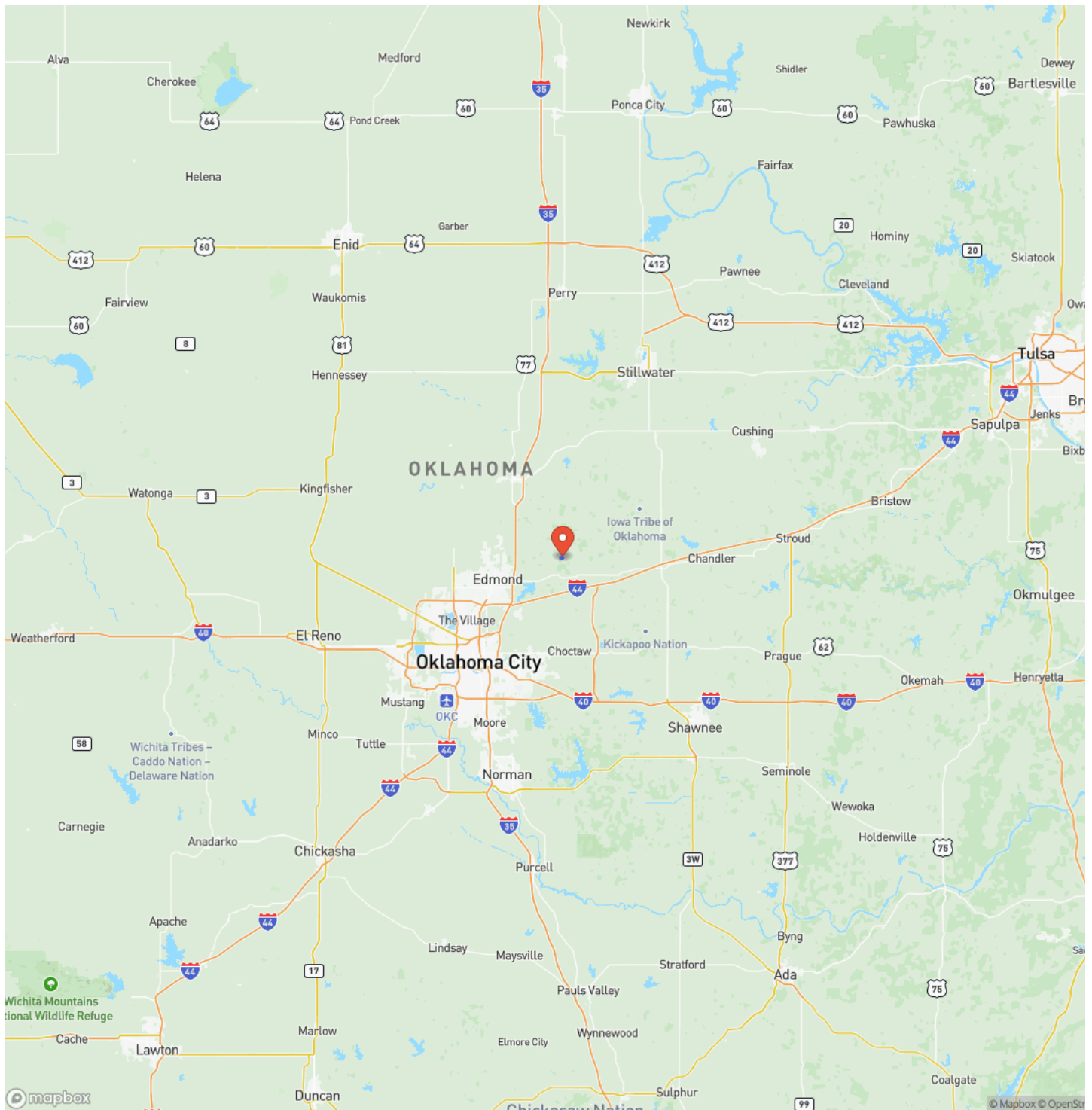
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Locator Map



Locator Map



Satellite Map



Secluded 40 Acres with Home, Pond & Shop

Luther, OK / Oklahoma County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jackson Greene

Mobile

(405) 503-0878

Email

Jackson@greatplains.land

Address

501 North Walker Avenue

City / State / Zip

NOTES

This image shows a blank 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.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.



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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