

Shawnee 20 Acre Homesite
N Kickapoo Ave
Shawnee, OK 74804

\$230,000
20± Acres
Pottawatomie County



Shawnee 20 Acre Homesite
Shawnee, OK / Pottawatomie County

SUMMARY

Address

N Kickapoo Ave

City, State Zip

Shawnee, OK 74804

County

Pottawatomie County

Type

Recreational Land, Undeveloped Land, Hunting Land

Latitude / Longitude

35.415948 / -96.930041

Acreage

20

Price

\$230,000

Property Website

<https://greatplainslandcompany.com/detail/shawnee-20-acre-homesite-pottawatomie-oklahoma/119522/>



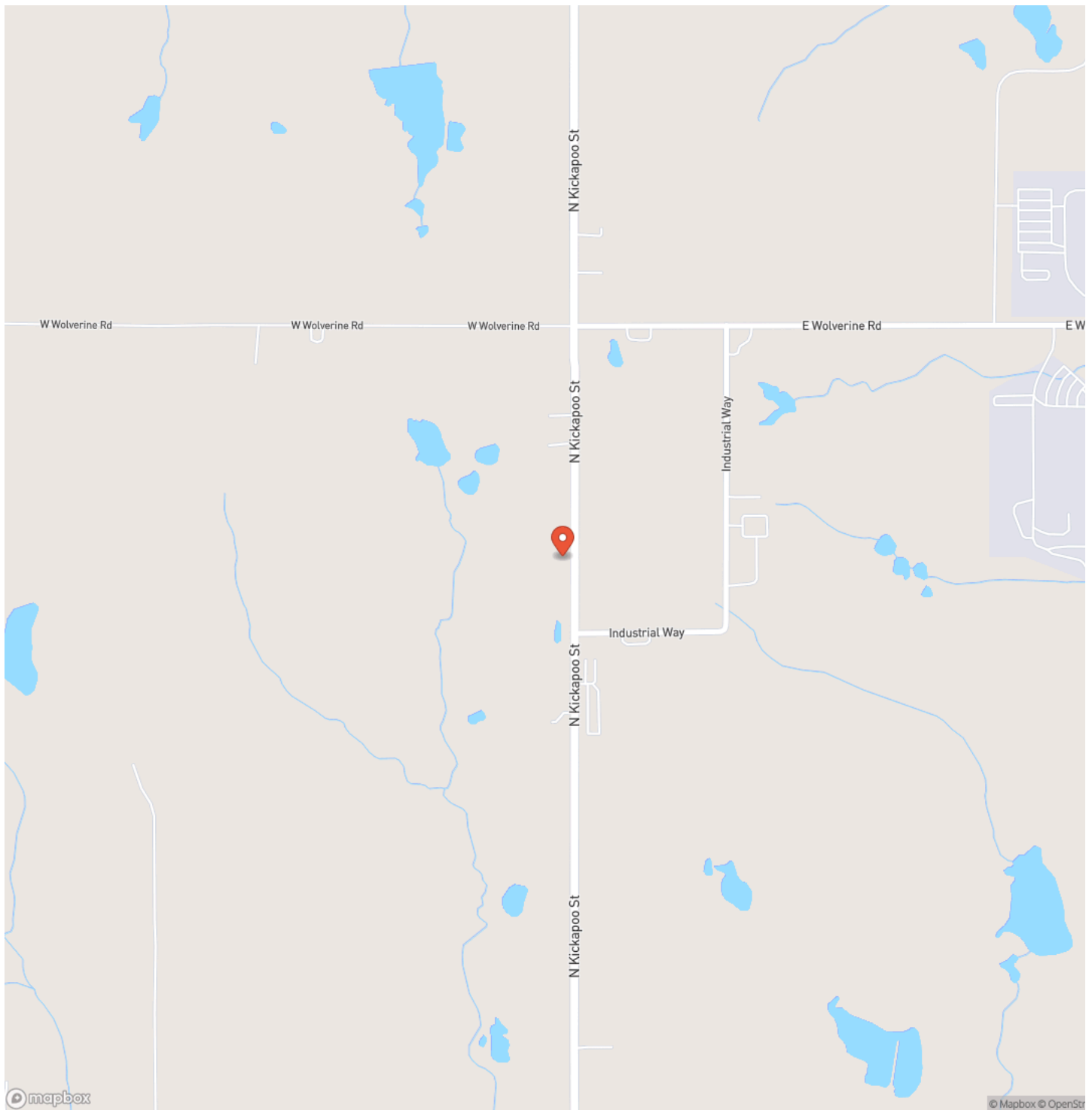
PROPERTY DESCRIPTION

Escape to the country on this 20 acre tract in the North Rock Creek School District with direct access to Kickapoo. Featuring a scenic mix of open pasture and hardwood bottoms, this property offers room to build a home, add a shop, or establish a hobby farm. The pasture provides space for a few livestock, while the mature hardwoods offer shade, privacy, and a peaceful backdrop for your future home. Whether you're looking for a place to put down roots or simply enjoy more space, this tract gives you the opportunity to create the country lifestyle you've been looking for. Spend your evenings enjoying the views, exploring the timber, or planning a garden with plenty of room to make the property your own. Enjoy room to spread out and unwind. Conveniently located just 2 miles from I-40, about 1.5 miles from Highway 18, and 4.5 miles from Highway 177, you'll enjoy easy access to major highways while maintaining a rural setting. Direct access to Kickapoo makes trips to town and daily commutes convenient, adding to the appeal for anyone wanting acreage close to nearby amenities. Power is located along the eastern boundary on Kickapoo, providing nearby utility infrastructure as you plan your improvements. This 20 acre property brings together usable pasture, mature timber and a convenient location within the North Rock Creek School District. Bring your vision and explore the possibilities for your future home, hobby farm, or quiet escape to the country. Additional acreage available. Contact Jordan Phillips [405-664-5800](tel:405-664-5800).

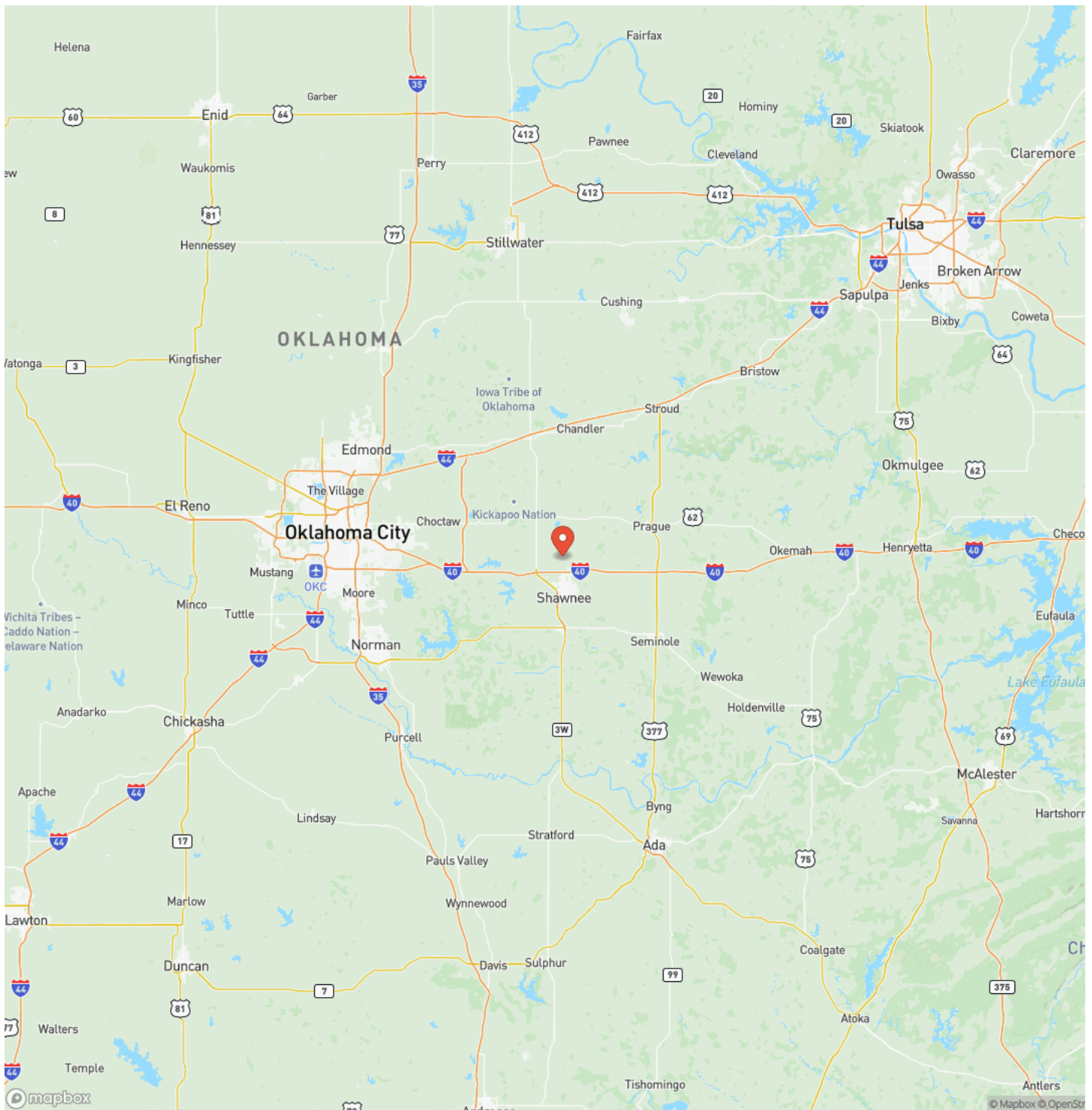
Shawnee 20 Acre Homesite
Shawnee, OK / Pottawatomie County



Locator Map



Locator Map



Satellite Map



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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