

**Pottawatomie 30 Acres**  
(30) N 3310 Road  
Wanette, OK 74878

**\$163,350**  
30± Acres  
Pottawatomie County



**Pottawatomie 30 Acres**  
**Wanette, OK / Pottawatomie County**

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**SUMMARY**

**Address**

(30) N 3310 Road

**City, State Zip**

Wanette, OK 74878

**County**

Pottawatomie County

**Type**

Ranches, Farms, Lot, Hunting Land, Recreational Land

**Latitude / Longitude**

35.008299 / -97.108835

**Acreage**

30

**Price**

\$163,350

**Property Website**

<https://greatplainslandcompany.com/detail/pottawatomie-30-acres-pottawatomie-oklahoma/111313/>



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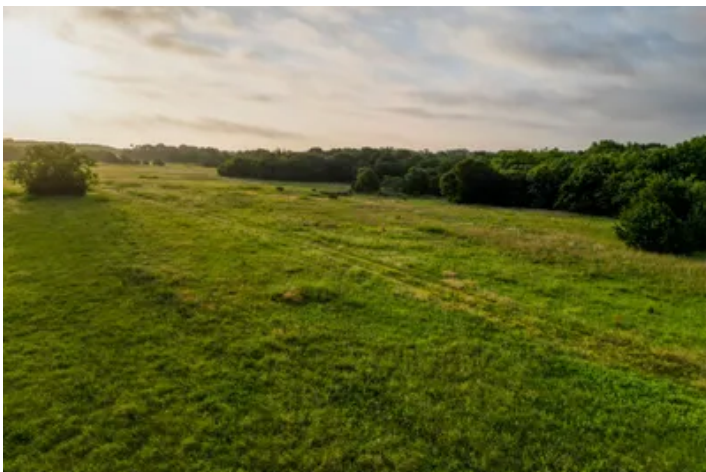
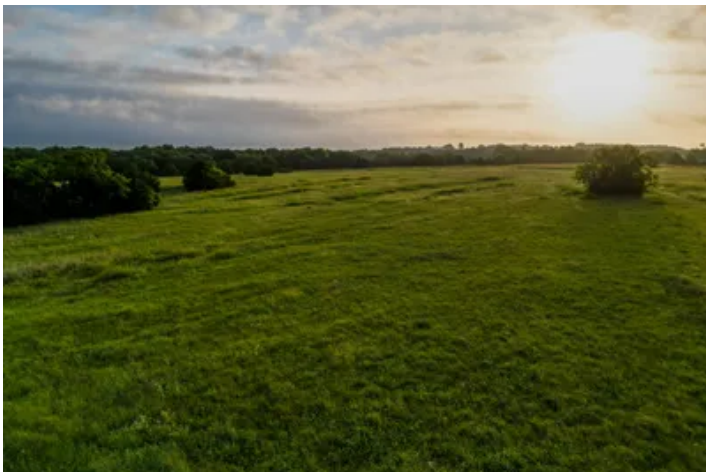
**PROPERTY DESCRIPTION**

Escape to the country with this beautiful 30± acre tract in southern Pottawatomie County. Located just 1/2 mile from blacktop, this property offers the perfect combination of productive pasture, peaceful surroundings, and an outstanding location to build your dream home. The land is comprised primarily of improved pasture, making it well suited for running a few cows, horses, or other livestock while still leaving plenty of room to build a home, shop, barn, arena, or other improvements. Whether you're looking to establish a small ranch, create a hobby farm, or simply enjoy wide-open spaces, this versatile property provides the flexibility to bring your vision to life. The gently rolling terrain offers several excellent homesite locations with plenty of room to spread out and enjoy the privacy that comes with owning acreage. Wake up to beautiful Oklahoma sunrises, enjoy quiet evenings under the stars, and experience the slower pace that makes country living so appealing. With ample space for gardens, recreational activities, or future improvements, this property is ready to become whatever you envision. Conveniently located just 15 minutes from Purcell and approximately 30 minutes from both Norman and Shawnee, you'll enjoy the tranquility of rural living while maintaining quick access to shopping, restaurants, schools, and employment opportunities. Electricity is available at the road, and with no restrictions, you have the freedom to build the home and lifestyle you've always wanted without unnecessary limitations. **Owner financing is available**, and additional acreage can be purchased for those looking to expand or create an even larger homestead.

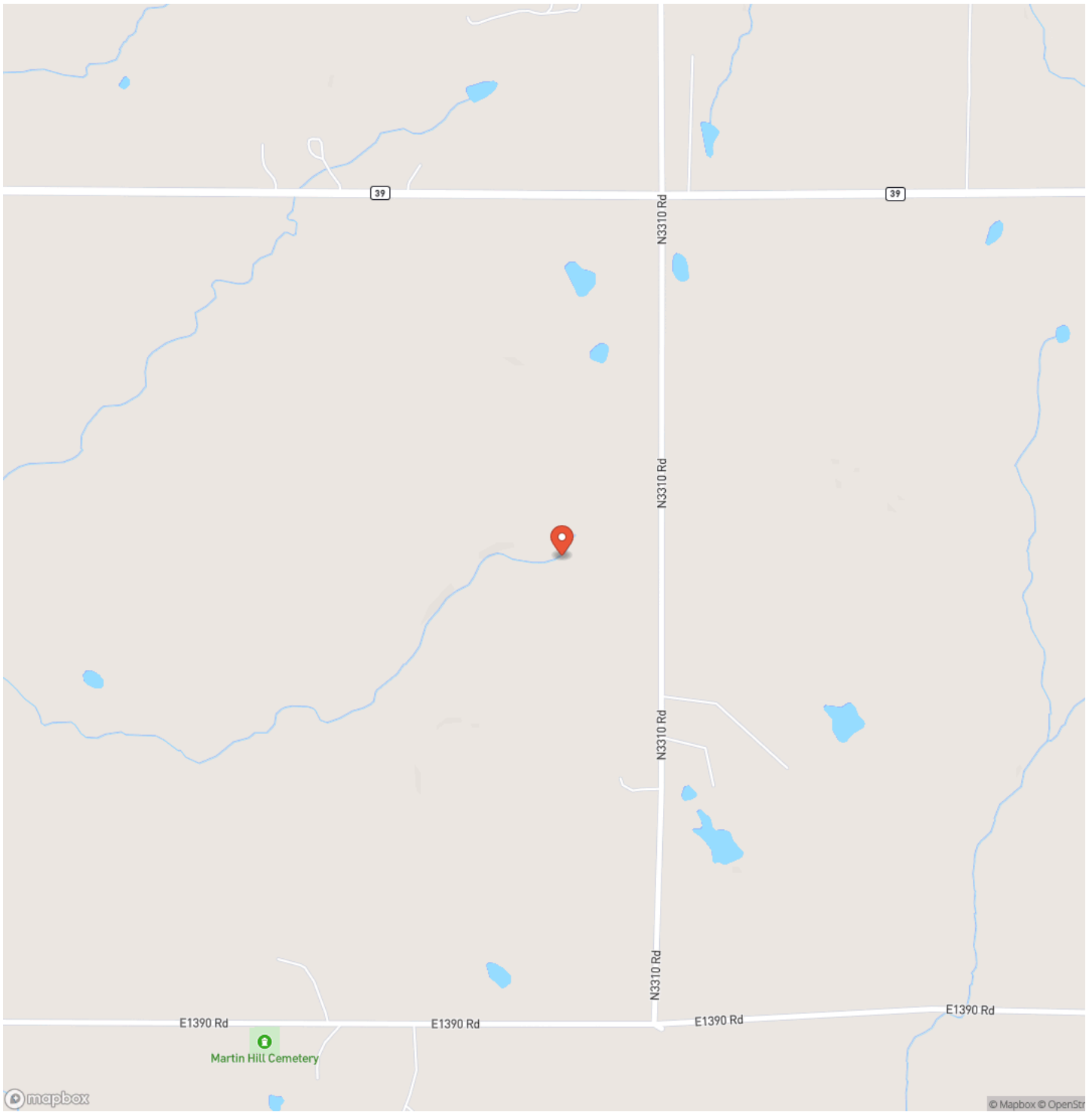
For more information or to schedule a private showing, contact Jordan Phillips at [405-664-5800](tel:405-664-5800).



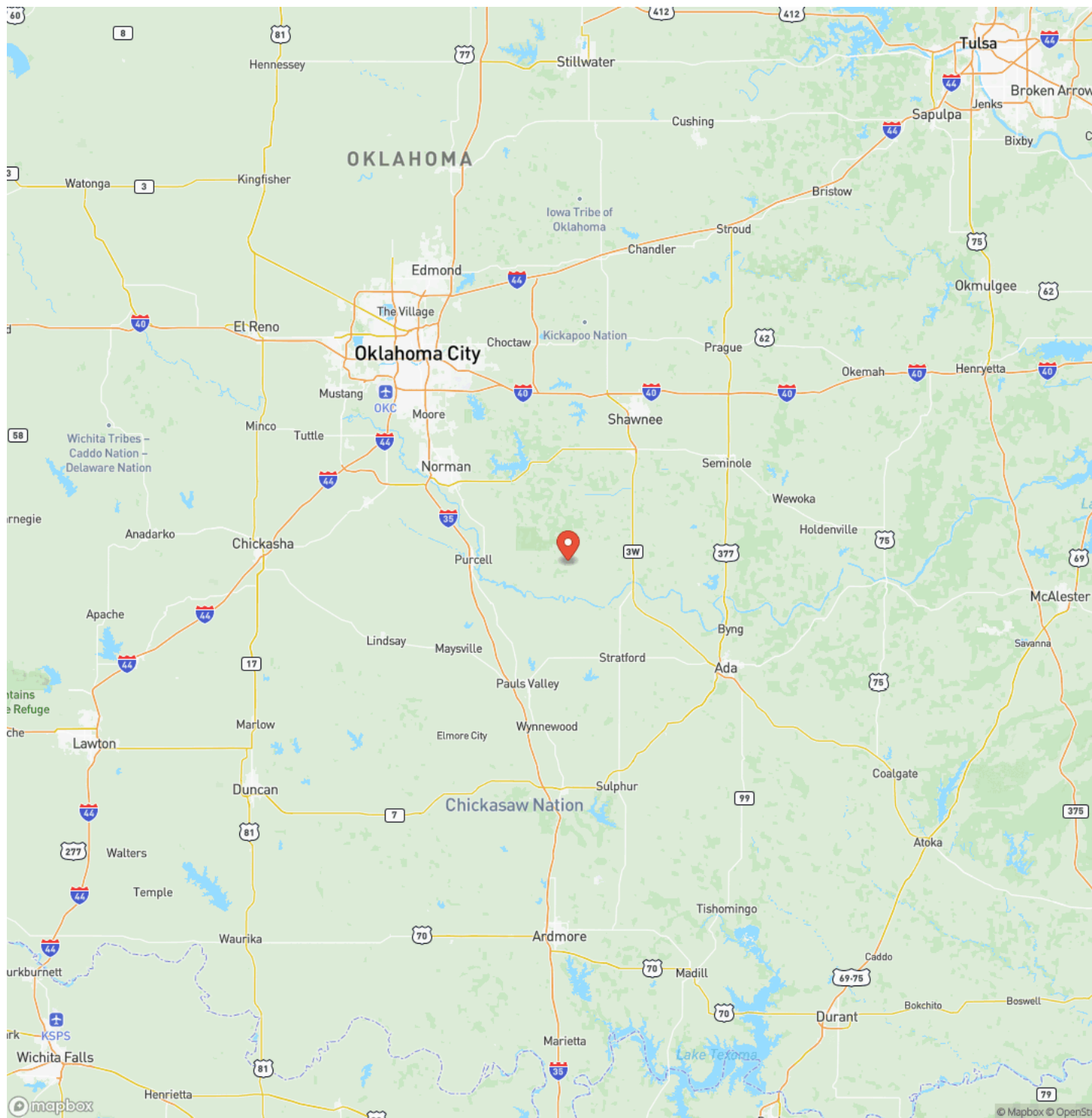
Pottawatomie 30 Acres  
Wanette, OK / Pottawatomie County



## Locator Map



# Locator Map



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## Satellite Map



mapbox

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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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