

60 Acres with Barn, Water, and Utilities
11573 NS 3640, SEMINOLE, OK, 74868-6827
Seminole, OK 74868

\$198,000
60± Acres
Seminole County



60 Acres with Barn, Water, and Utilities
Seminole, OK / Seminole County

SUMMARY

Address

11573 NS 3640, SEMINOLE, OK, 74868-6827

City, State Zip

Seminole, OK 74868

County

Seminole County

Type

Hunting Land, Horse Property, Timberland, Recreational Land

Latitude / Longitude

35.337648 / -96.530103

Acreage

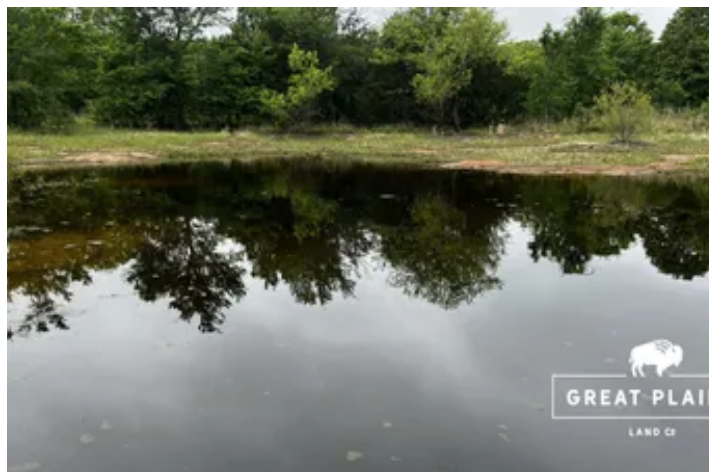
60

Price

\$198,000

Property Website

<https://greatplainslandcompany.com/detail/60-acres-with-barn-water-and-utilities/seminole/oklahoma/103917/>



60 Acres with Barn, Water, and Utilities Seminole, OK / Seminole County

PROPERTY DESCRIPTION

Seminole County 60 Acres - Barn, Water, Utilities, and Recreational Setup

This versatile 60-acre property in Seminole County, Oklahoma, offers a well-rounded mix of improvements, privacy, and recreational opportunity. Located just a half mile off Highway 99A, the property provides convenient access while maintaining a quiet and secluded setting. The land features a 49x40 pole barn with a concrete floor, ideal for equipment storage, workshop use, or agricultural operations. Electric is already run to the property, along with a water well equipped with a newer pump and an existing septic pool system, making it well-suited for immediate use or future building plans.

The property includes two year-round ponds, with the larger pond offering fishing opportunities. The combination of water, timber, and open areas creates strong habitat for deer and other wildlife, making this an attractive hunting tract. Mature trees are scattered throughout, adding both beauty and privacy to the landscape.

An older mobile home sits on the property and is included as-is, offering potential for storage or temporary use. Also included in the sale are a Case 430 diesel tractor, suitable for property maintenance and light farming use, along with a Minneapolis Moline antique tractor that offers restoration or collector potential. A brush hog attachment is also included, adding further utility for maintaining the land.

Whether you're looking for a recreational retreat, small farm, or private homestead, this property offers a unique combination of improvements, water features, and usable land in a peaceful rural setting.

Surface Rights Only.

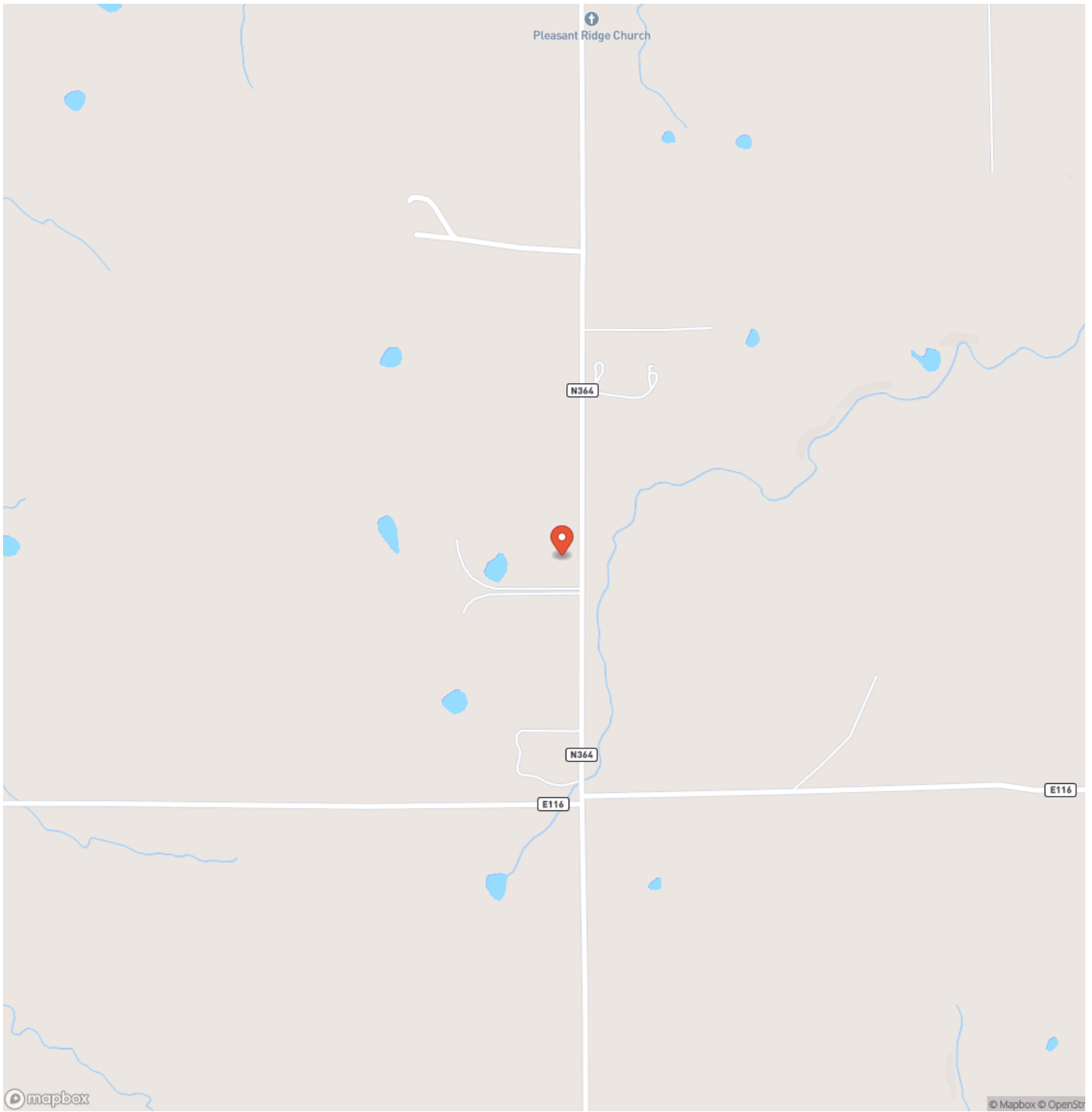
MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

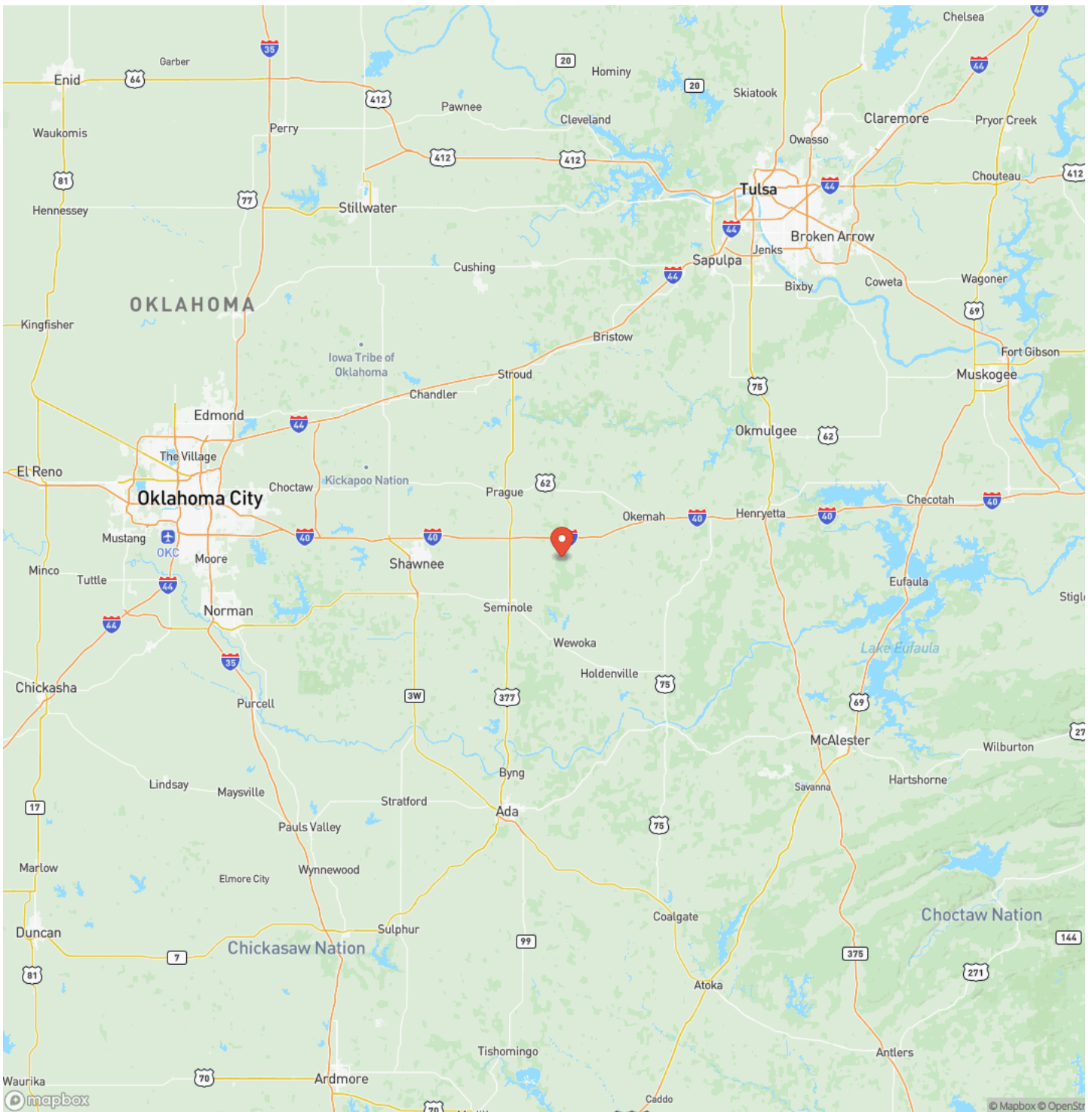
60 Acres with Barn, Water, and Utilities
Seminole, OK / Seminole County



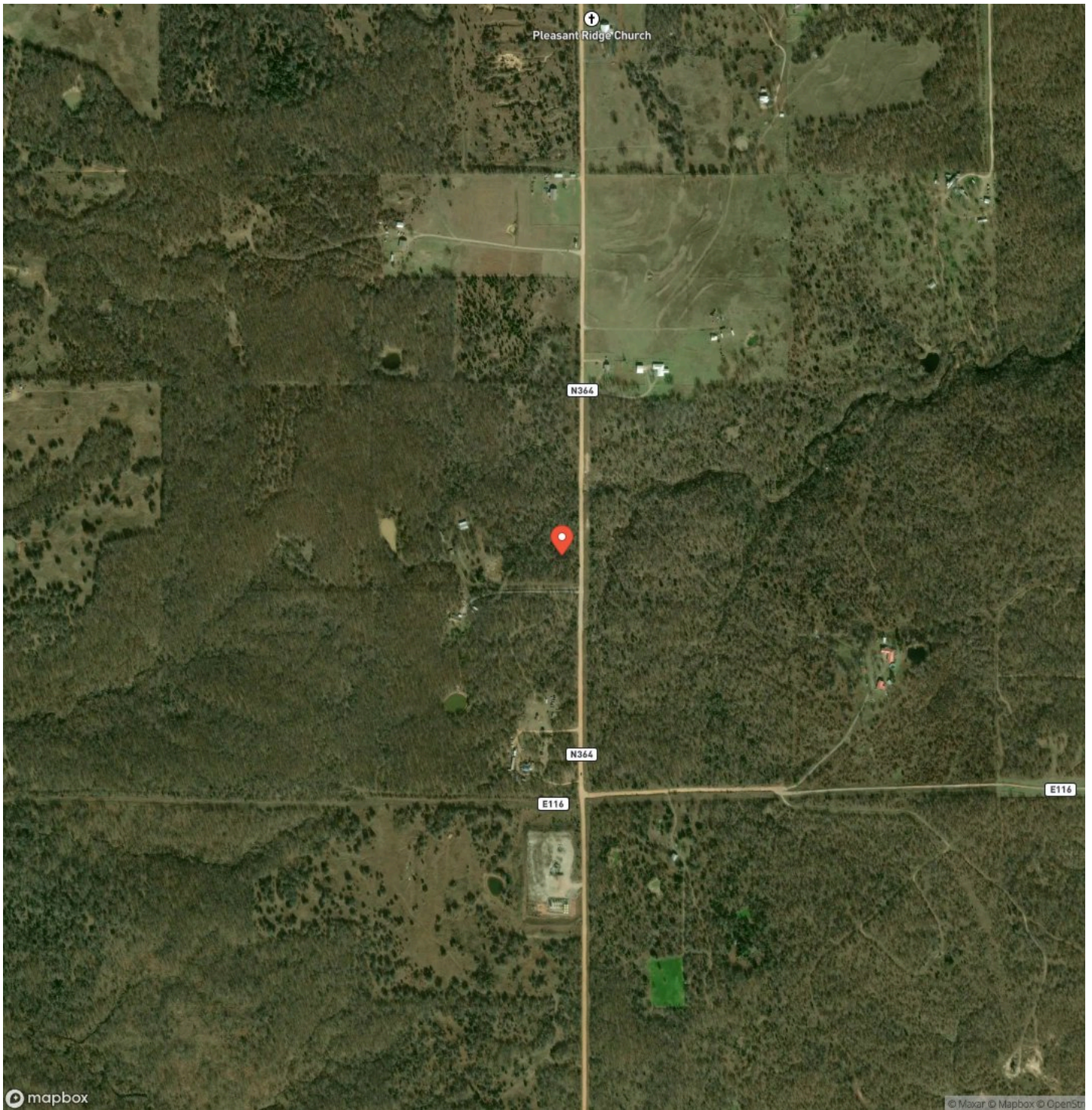
Locator Map



Locator Map



Satellite Map



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.

Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>
