

78+/- Acre Recreational Retreat with Historic Home and Barn
3008 S Parotte Rd
Agra, OK 74824

\$375,000
78.72± Acres
Payne County



78+/- Acre Recreational Retreat with Historic Home and Barn
Agra, OK / Payne County

SUMMARY

Address

3008 S Parotte Rd

City, State Zip

Agra, OK 74824

County

Payne County

Type

Hunting Land, Recreational Land

Latitude / Longitude

35.944855 / -96.891711

Acreage

78.72

Price

\$375,000

Property Website

<https://greatplainslandcompany.com/detail/78-acre-recreational-retreat-with-historic-home-and-barn-payne-oklahoma/116666/>



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PROPERTY DESCRIPTION

Situated just minutes from Perkins and Chandler and less than an hour from both Tulsa and Oklahoma City, this 78± acre recreational property offers an outstanding combination of location, improvements, utilities, timber, water, and future potential.

The original 1940s farmhouse and barn remain on the property, offering a unique opportunity to restore two pieces of the property's history. Both structures will require work, but historic improvements like these are increasingly difficult to find and could be brought back to life as truly special features of the property.

The property is exceptionally well-equipped for a recreational setup, with two water wells, two septic systems, and two electric meters already in place. One well is located near the original house, while the second is situated east of the pond. The existing utilities near the pond create an ideal location for a small cabin, camper, or weekend getaway setup.

The rolling terrain features scattered timber as well as two larger blocks of mature timber that provide excellent cover and habitat for deer. Trails have been established and maintained throughout the property, providing access to stand and feeder locations. A pond currently covers approximately 1 acre and, during non drought years sits around 2 acres.

The property is ready to enjoy with a 100-yard shooting range, utv trails, deer blinds, and feeders already in place. The surrounding properties are predominantly timbered, and the eastern boundary adjoins approximately 464 acres of school land, which may offer potential leasing opportunities in the future.

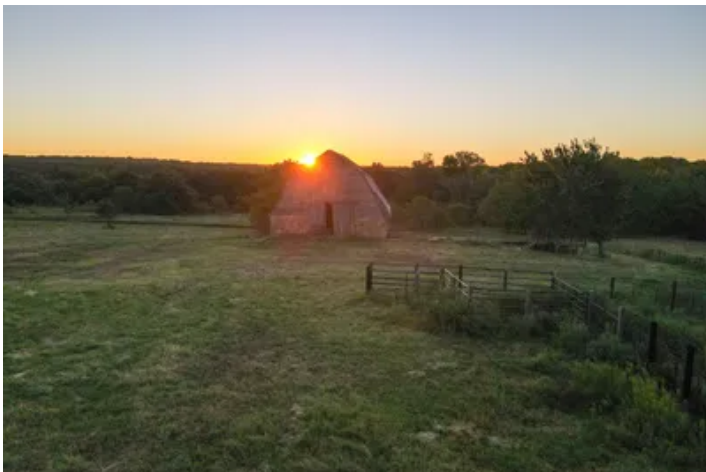
With its convenient location, established utilities, historic improvements, timber, recreational infrastructure, and room for additional development, this property is ready to enjoy now while offering plenty of opportunity to make it your own.

Come take a look and see the potential for yourself!

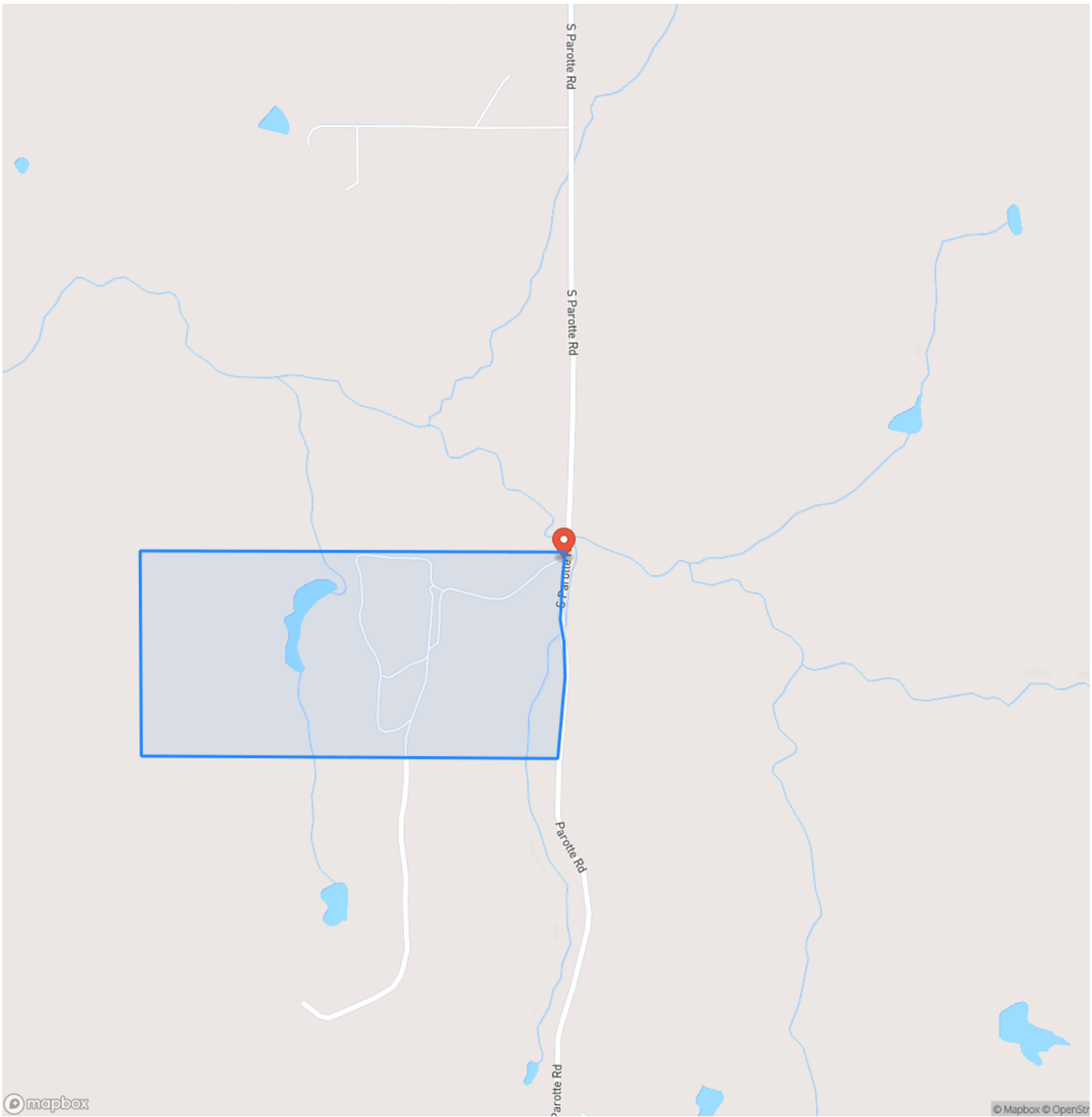
Call Jackson Greene @ [405-503-0878](tel:405-503-0878) to set up a showing or with any questions.



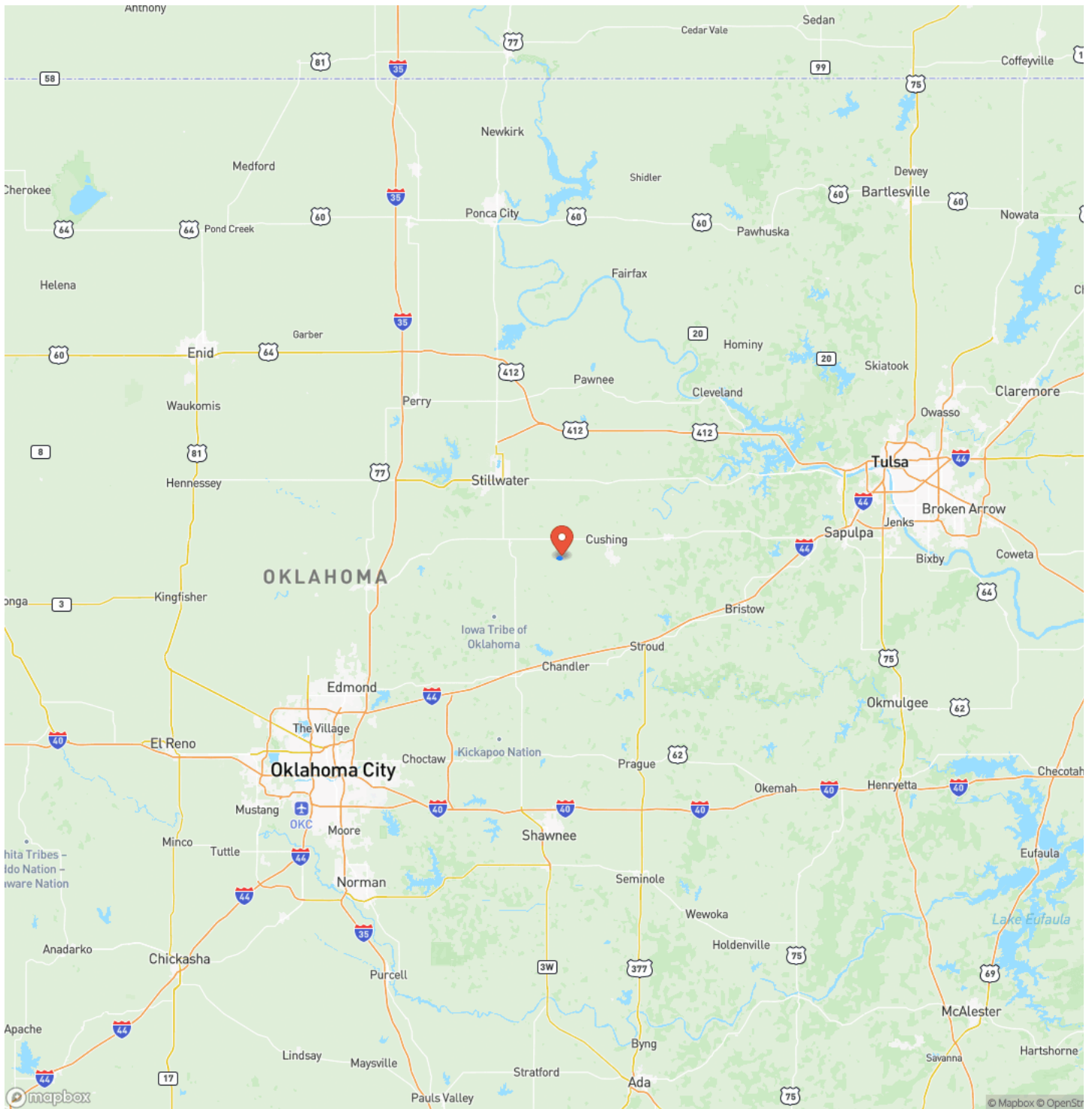
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Agra, OK / Payne County



Locator Map



Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



78+/- Acre Recreational Retreat with Historic Home and Barn
Agra, OK / Payne County

LISTING REPRESENTATIVE
For more information contact:



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Oklahoma City, OK 73102-1622

NOTES

Notes section with multiple horizontal lines for text entry.

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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