Lincoln County 64 | Oaks, Ponds, Pastures & Open Views
64 3360 Rd.
Mcloud, OK 74851

$480,000
64± Acres
Lincoln County

SUMMARY

Address
64 3360 Rd.

City, State Zip
Mcloud, OK 74851

County
Lincoln County

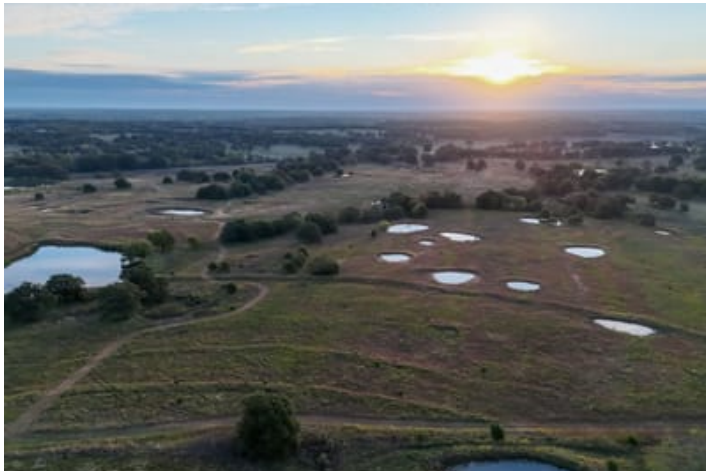
Type
Undeveloped Land, Recreational Land, Hunting Land

Latitude / Longitude
35.544175 / -97.018295

Acreage
64

Price
$480,000

Property Website
greatplainslandcompany.com



PROPERTY DESCRIPTION

Situated just off the Highway 177 corridor in Lincoln County, this 64 acre tract offers rolling countryside, native grass pastures, and a quiet rural setting with convenient access to nearby communities. Located less than half a mile from blacktop, the property is a great fit for someone looking to build a home, raise livestock, and enjoy room to spread out.

The rolling topography gives this tract its character, with elevated views across the surrounding countryside and opportunities to enjoy Oklahoma sunrises and sunsets. Scattered oaks provide inviting settings for a future home overlooking nearby ponds and open pastures. Multiple ponds on surrounding properties add to the scenery and create a beautiful backdrop for country living.

Native grasses offer grazing opportunities, while scattered trees and nearby wooded draws add variety to the landscape. Deer and turkey can be seen emerging from the pecan bottoms along the surrounding creek edges and draws, adding to the appeal for those who enjoy watching wildlife or spending time outdoors.

Existing fencing is in place on three sides of the property. With additional fencing and some preparation, a new owner could have the tract ready for livestock while planning a home, barn, or shop. Utilities are accessible, with Canadian Valley Electric Cooperative service and fiber optic internet available.

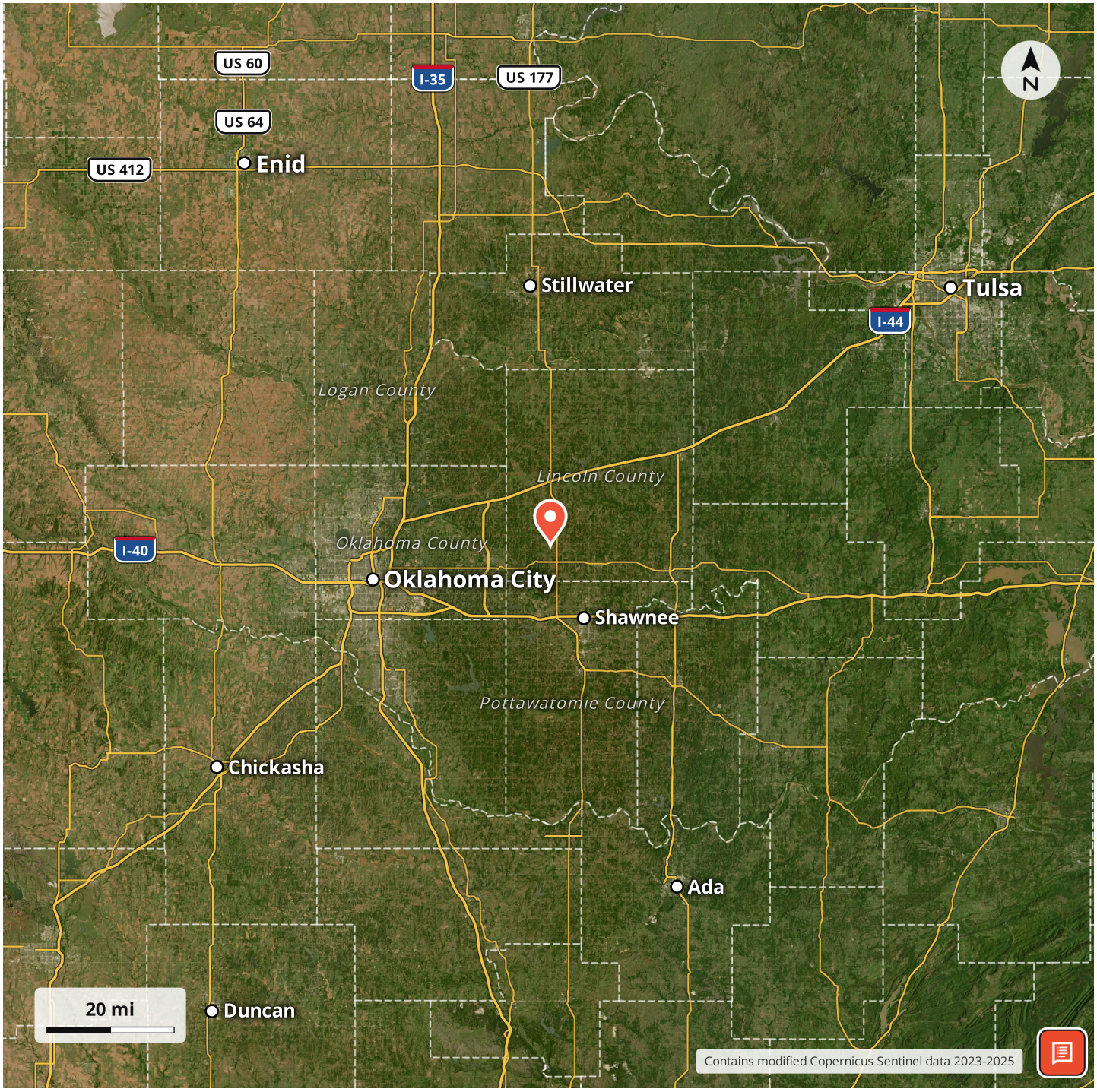
For buyers looking for more acreage and additional access, the neighboring 48 acre parcel is also available for purchase. Combining the two would create approximately 112+/- acres with direct blacktop frontage, roughly three quarters of a mile of total road frontage, and multiple entrances. Whether purchased on its own or together with the adjoining acreage, this Lincoln County property offers an attractive setting for a rural homesite and livestock operation.

Give Jackson a call @ 405-503-0878 for any questions or to setup a showing.

Nearby communities and highway access, approximately:

- Wellston: 15 minutes
- Chandler: 20 minutes
- Shawnee: 25 minutes
- Edmond, Oklahoma City, and Midwest City: 40 minutes
- Highway 177: 1.5 miles
- Highway 62: 4 miles
- Route 66: 10.5 miles
- Turner Turnpike (I-44): 12.5 miles
- I-40: 12.5 miles

Regional Map



Locator Map

Aerial Map

LISTING REPRESENTATIVE

For more information contact:

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Jackson Greene

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(405) 503-0878

Email
Jackson@greatplains.land

Address
501 North Walker Avenue

City / State / Zip
Oklahoma City, OK 73102-1622

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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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