High Avenue 82
15278 High Avenue
Purcell, OK 73080

$664,200
82± Acres
McClain County







GREAT PLAINS
LAND Co

MORE INFO ONLINE:

https://greatplainslandcompany.com/

SUMMARY

Address
15278 High Avenue

City, State Zip
Purcell, OK 73080

County
McClain County

Type
Hunting Land, Lot, Timberland, Undeveloped Land, Recreational Land, Farms, Ranches

Latitude / Longitude
34.937352 / -97.490766

Acreage
82

Price
$664,200

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

82 Acres in McClain County, Oklahoma

Imagine building your home overlooking a pond, with rolling hills, hardwood timber, and 82 acres to explore just outside your door. This McClain County property offers several places to build, along with room to hunt, fish, ride trails, and spend time outdoors.

The land changes as you move through it. Open native grasslands give way to wooded draws, mature trees, and hills that create privacy between different parts of the property. Several elevated spots would make excellent homesites, including one overlooking the pond. Other locations offer a tucked-away setting among the trees. Utilities are available along the western boundary on High Avenue.

The pond provides a place to relax, watch wildlife, or spend an evening by the water. An established trail system winds throughout the property, making it easy to explore by ATV, horseback, or on foot. Whitetail deer, turkey, quail, and dove use the mix of timber, grassland, and wooded draws, giving hunters plenty of ground to enjoy.

A custom-built entrance gate welcomes you to the property. Despite the quiet setting, access is straightforward. Two paved routes connect to Interstate 35, approximately 9.5 miles away at either Exit 86 via Highway 59 or Exit 91 via Highway 24.

Whether you want to build a full-time home overlooking the water or keep a place for weekends of hunting, fishing, and riding, these 82 acres give you room to do both. With multiple building locations, a large stocked pond, established trails, and easy access to nearby communities, this is a property you can enjoy throughout the year.

Location:

- 12 miles from Purcell, Oklahoma
- 21 miles from Norman, Oklahoma
- 35 miles from Downtown Oklahoma City, Oklahoma

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Great Plains Land Company.


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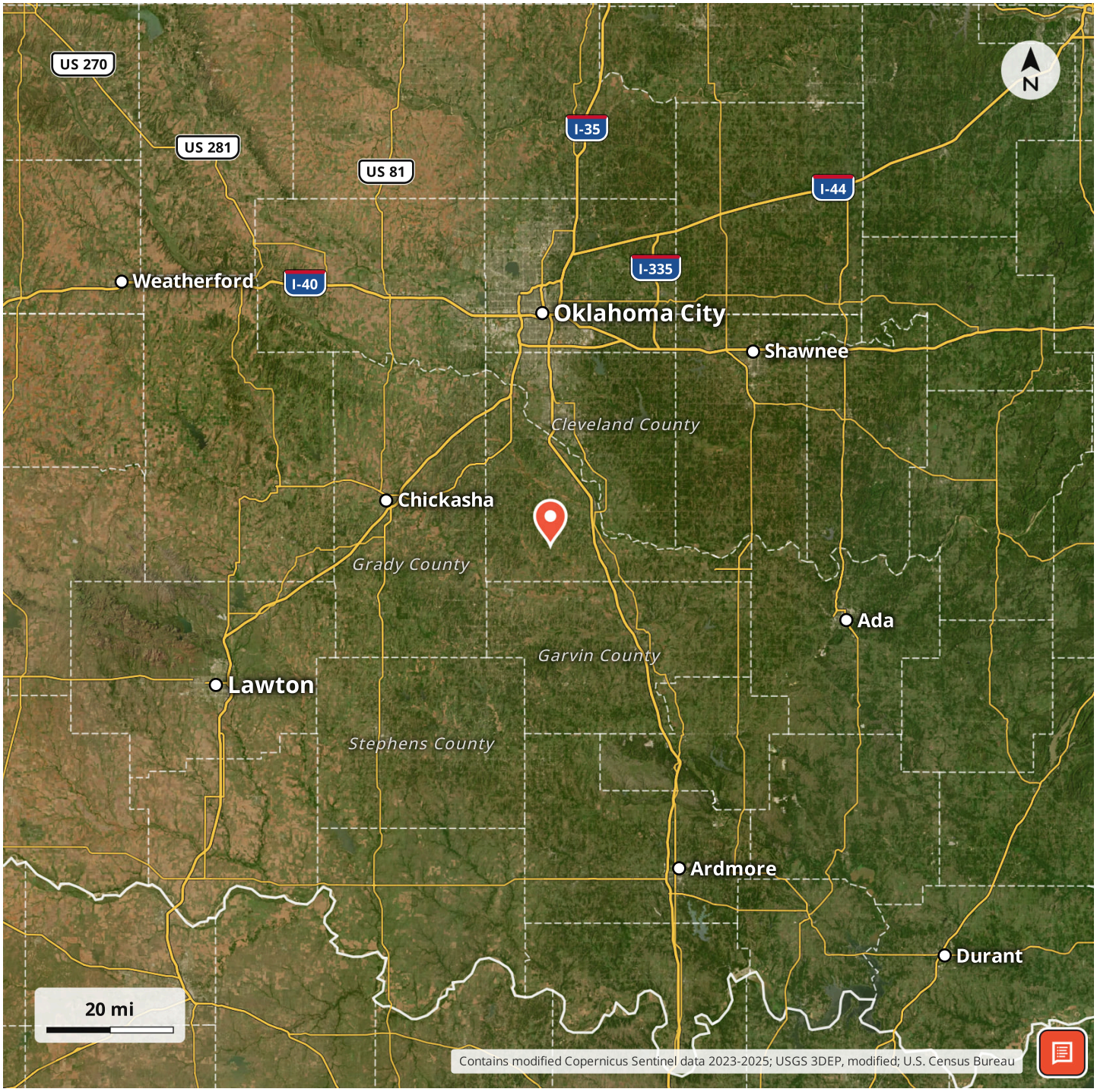

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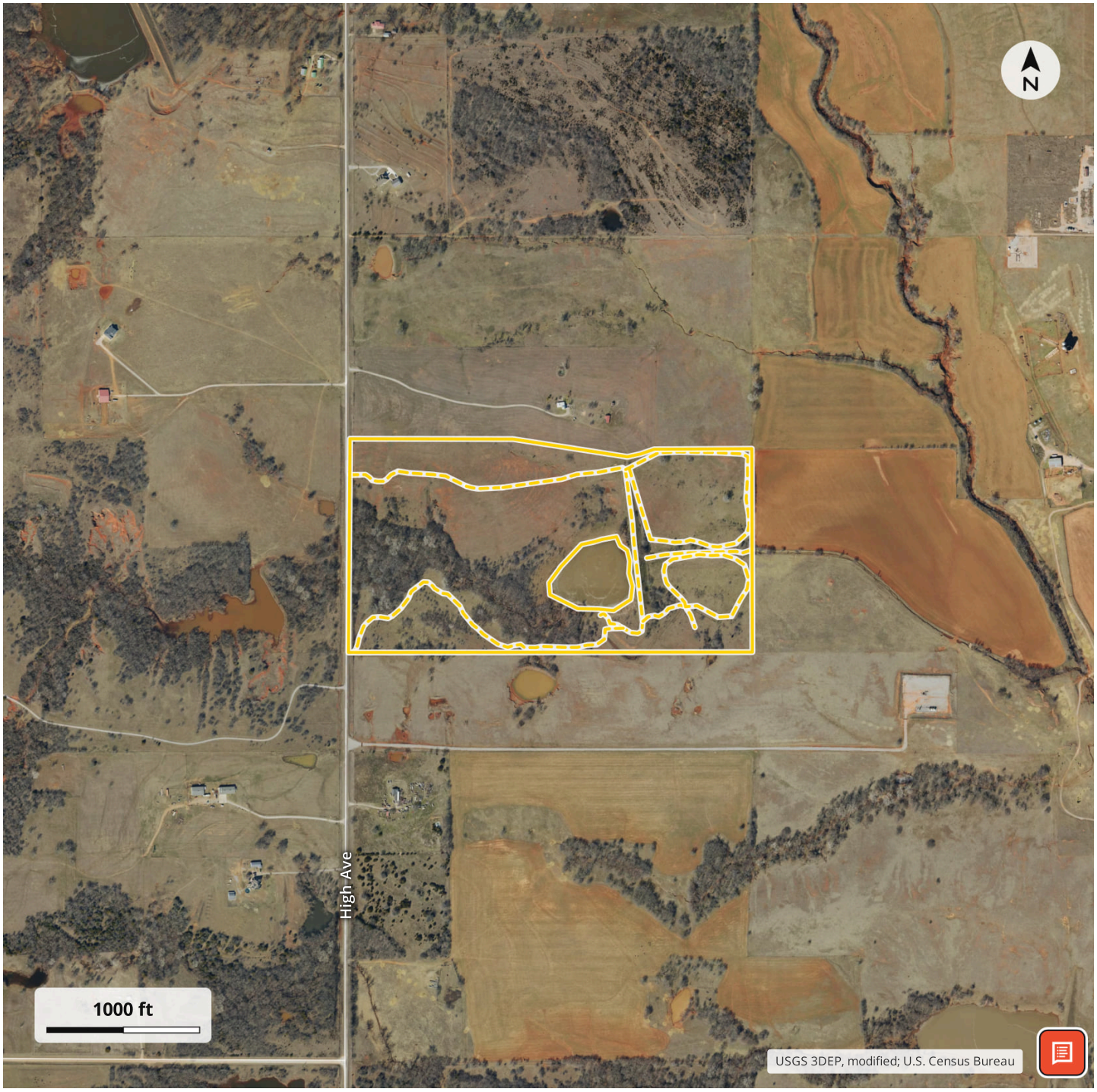

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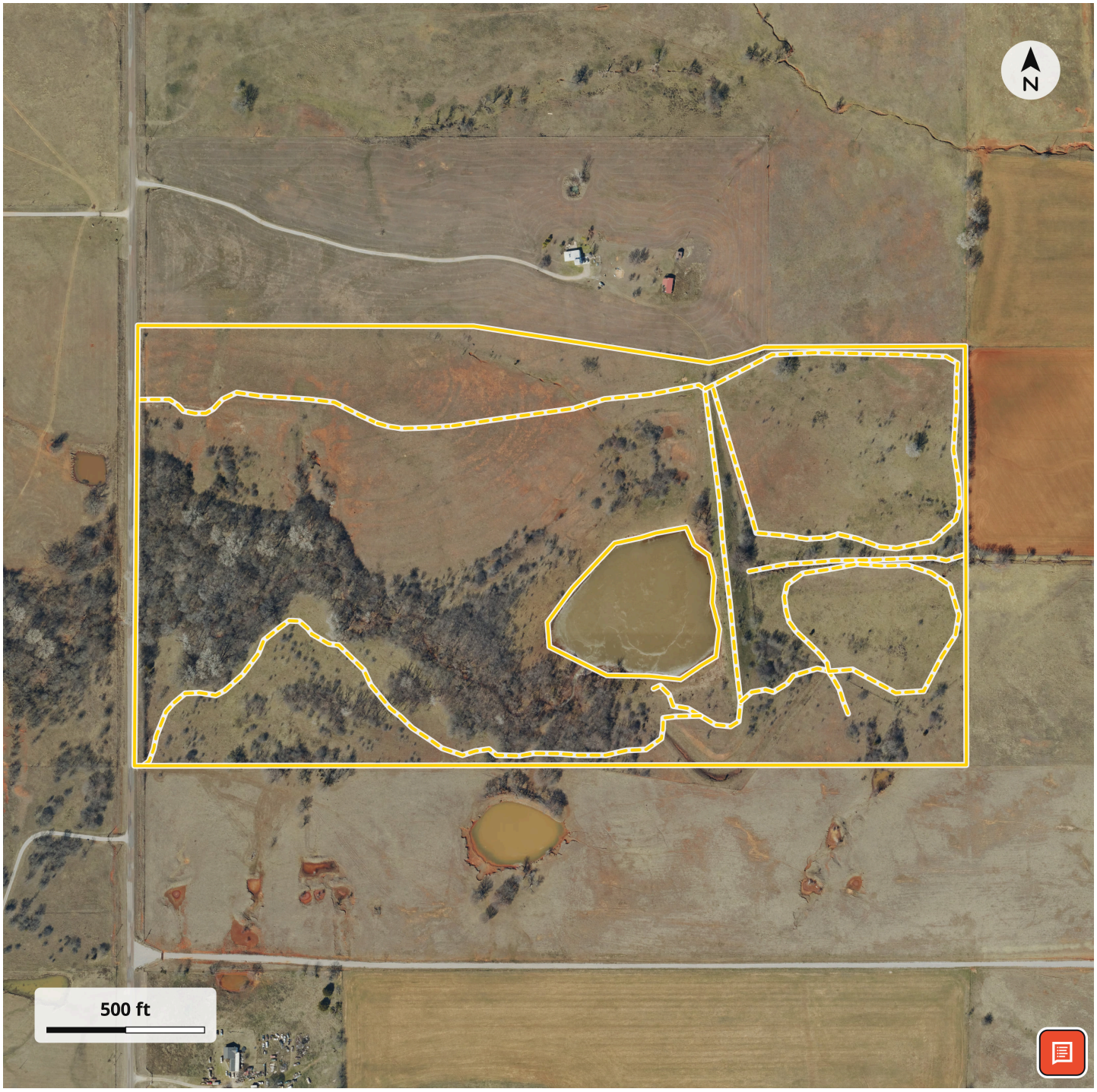
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
Hinton, OK 73047

NOTES

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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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