

**Jackson Co 160 - Hwy 34 Frontage - Ranch, Recreational
& Homesite Potential**
17002 STATE HIGHWAY 34
Olustee, OK 73560

\$455,000
160± Acres
Jackson County



Jackson Co 160 - Hwy 34 Frontage - Ranch, Recreational & Homesite Potential Olustee, OK / Jackson County

SUMMARY

Address

17002 STATE HIGHWAY 34

City, State Zip

Olustee, OK 73560

County

Jackson County

Type

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

Latitude / Longitude

34.546925 / -99.55805

Acreage

160

Price

\$455,000

Property Website

<https://greatplainslandcompany.com/detail/jackson-co-160-hwy-34-frontage-ranch-recreational-homesite-potential-jackson-oklahoma/115024/>



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PROPERTY DESCRIPTION

Located along State Highway 34 in Jackson County, this 160-acre property offers a combination of accessibility, open space, and versatility that is hard to find. With paved highway frontage providing convenient access, the property has the kind of location that makes it easy to come and go while still offering plenty of room to enjoy the privacy and freedom that comes with owning a larger tract of land.

The property offers opportunities for both recreational and agricultural use. The terrain has some natural variation throughout the acreage rather than being completely flat. This gives the property a little more character and creates a diverse landscape that can be enjoyed for a variety of uses. There is ample room for running cattle, while the acreage and surrounding landscape also provide opportunities to enjoy the outdoors, hunt, explore, and make the property your own.

One of the unique features of the property is a former homesite where a house was previously located. While the home has since been removed, the existing homesite adds another layer of potential for a buyer considering a future residence, cabin, or other improvements. Having a homesite combined with highway frontage gives a buyer options without taking away from the property's agricultural and recreational character.

The 160 acres provide enough room to spread out while remaining manageable and practical. Its location along Highway 34 makes access straightforward, and the property's mix of gently varied terrain, open acreage, recreational opportunity, and agricultural potential creates a well-rounded piece of land with multiple possible uses.

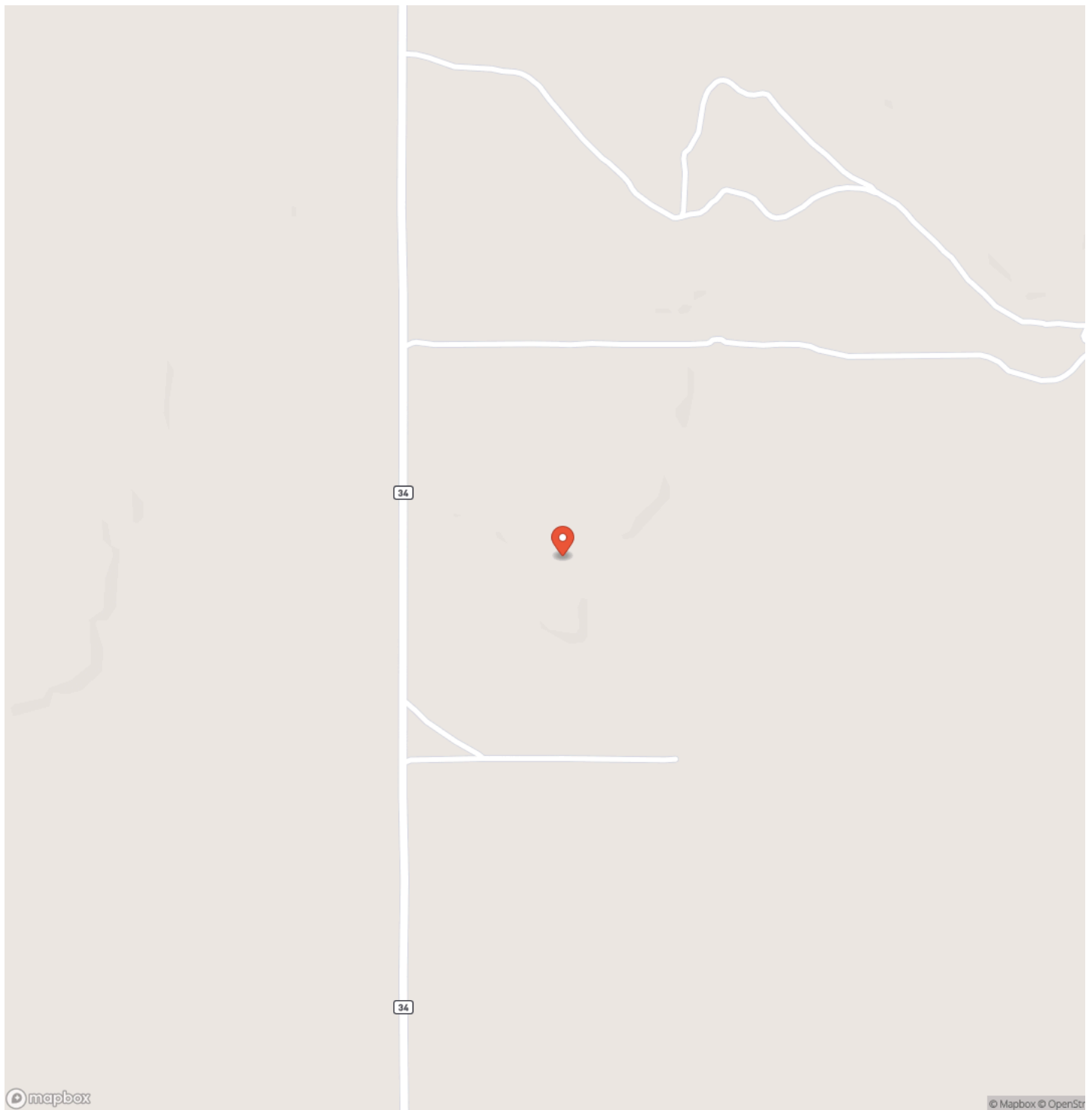
If you're looking for a versatile tract in Jackson County with highway frontage, room for livestock, recreational potential, varied terrain, and a former homesite, this property is worth taking a closer look at. Properties offering this combination of location, acreage, and flexibility don't come available every day.



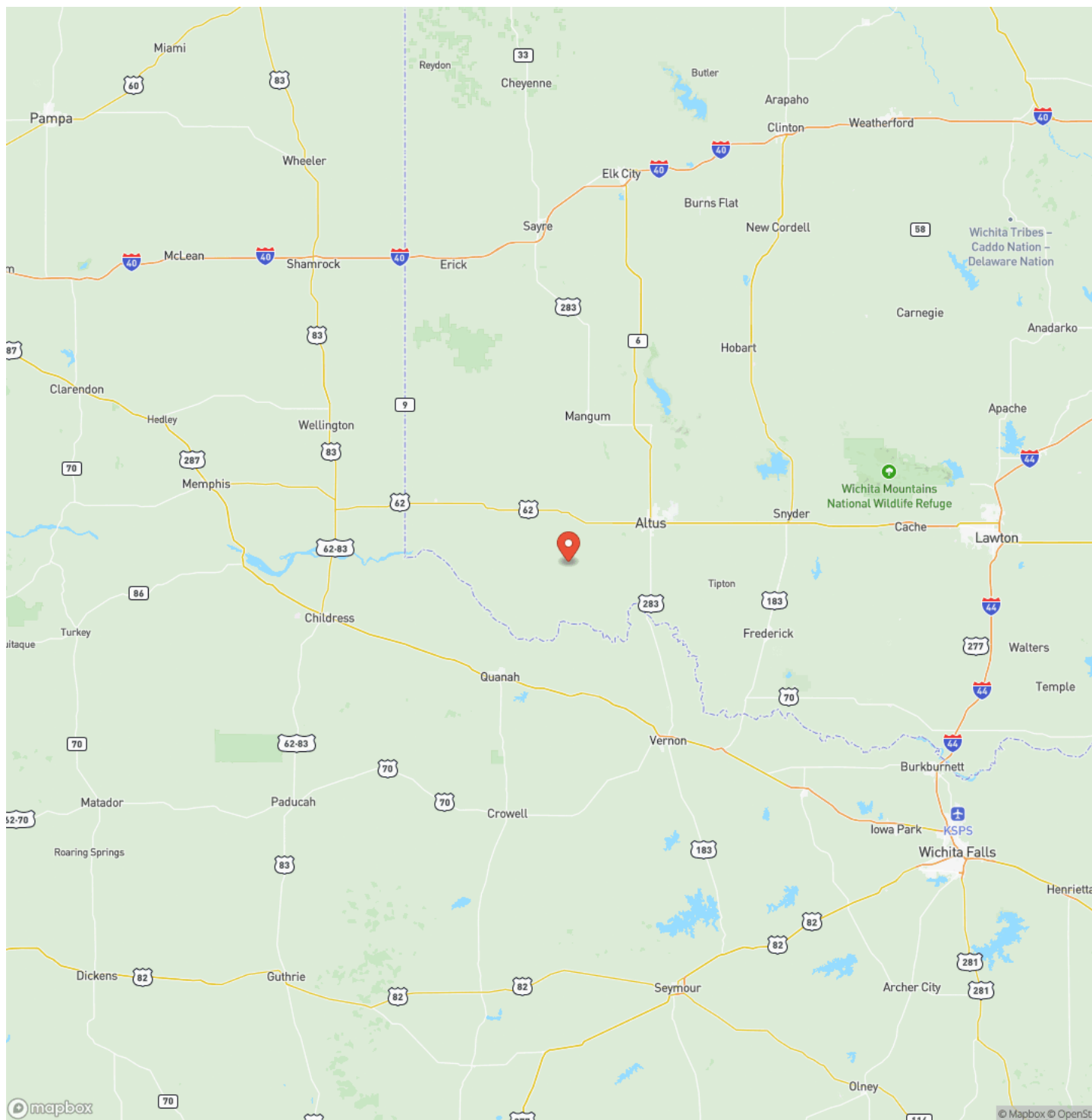
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Locator Map



Locator Map



GREAT PLAINS

LAND CO

Satellite Map



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Olustee, OK / Jackson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kenny Robinson

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Email

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Address

883 CO RD 1320

City / State / Zip

Chickasha, OK 73018

NOTES

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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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