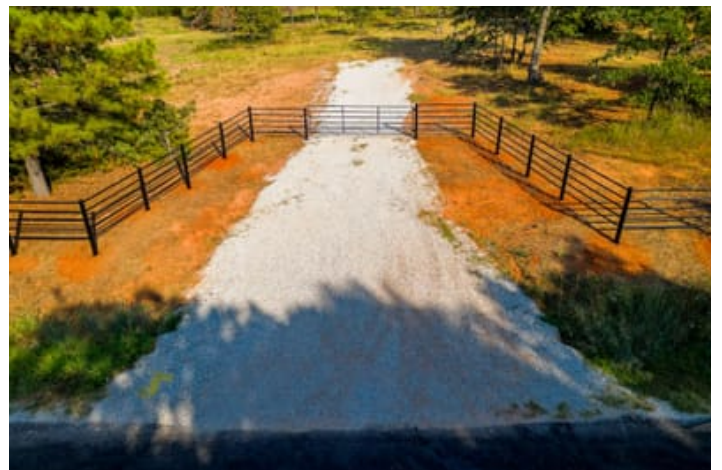


Wes Watkins Home Site
S Pottawatomie Rd
Newalla, OK 74857

\$169,000
5± Acres
Pottawatomie County



Wes Watkins Home Site
Newalla, OK / Pottawatomie County

SUMMARY

Address

S Pottawatomie Rd

City, State Zip

Newalla, OK 74857

County

Pottawatomie County

Type

Recreational Land, Undeveloped Land, Lakefront, Lot

Latitude / Longitude

35.416631 / -97.141237

Acreage

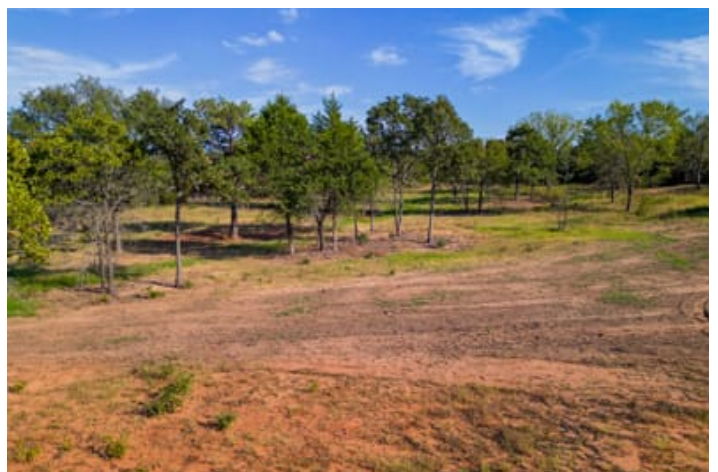
5

Price

\$169,000

Property Website

greatplainslandcompany.com



PROPERTY DESCRIPTION

Build your dream home on this beautiful 5 acre tract adjoining Lake Wes Watkins, conveniently located just 20 minutes from the Oklahoma City metro and 20 minutes from Shawnee. Offering an excellent combination of mature hardwood timber, open ground, and recreational opportunities, this property is an ideal setting for anyone looking to enjoy country living without sacrificing convenience.

Approximately half of the property consists of open ground, while the remaining acreage features mature hardwood timber that provides shade, privacy, and excellent wildlife habitat. A portion of the property has already been cleared for a future homesite, giving you a head start on building your dream home, barndominium, or weekend retreat. The balance of open space and timber provides plenty of flexibility to create the country lifestyle you've always envisioned.

One of the property's standout features is its location adjoining Lake Wes Watkins, a popular destination for fishing, boating, kayaking, and other outdoor recreation. Whether you're looking for a peaceful place to call home or a weekend getaway near the water, this tract offers an outstanding opportunity to enjoy the outdoors right in your own backyard.

With direct frontage on a blacktop road, you'll enjoy convenient access year-round while maintaining the privacy and peaceful surroundings of rural Oklahoma. Its proximity to both Oklahoma City and Shawnee makes this property especially appealing for those looking for small acreage for sale near OKC with easy access to nearby communities.

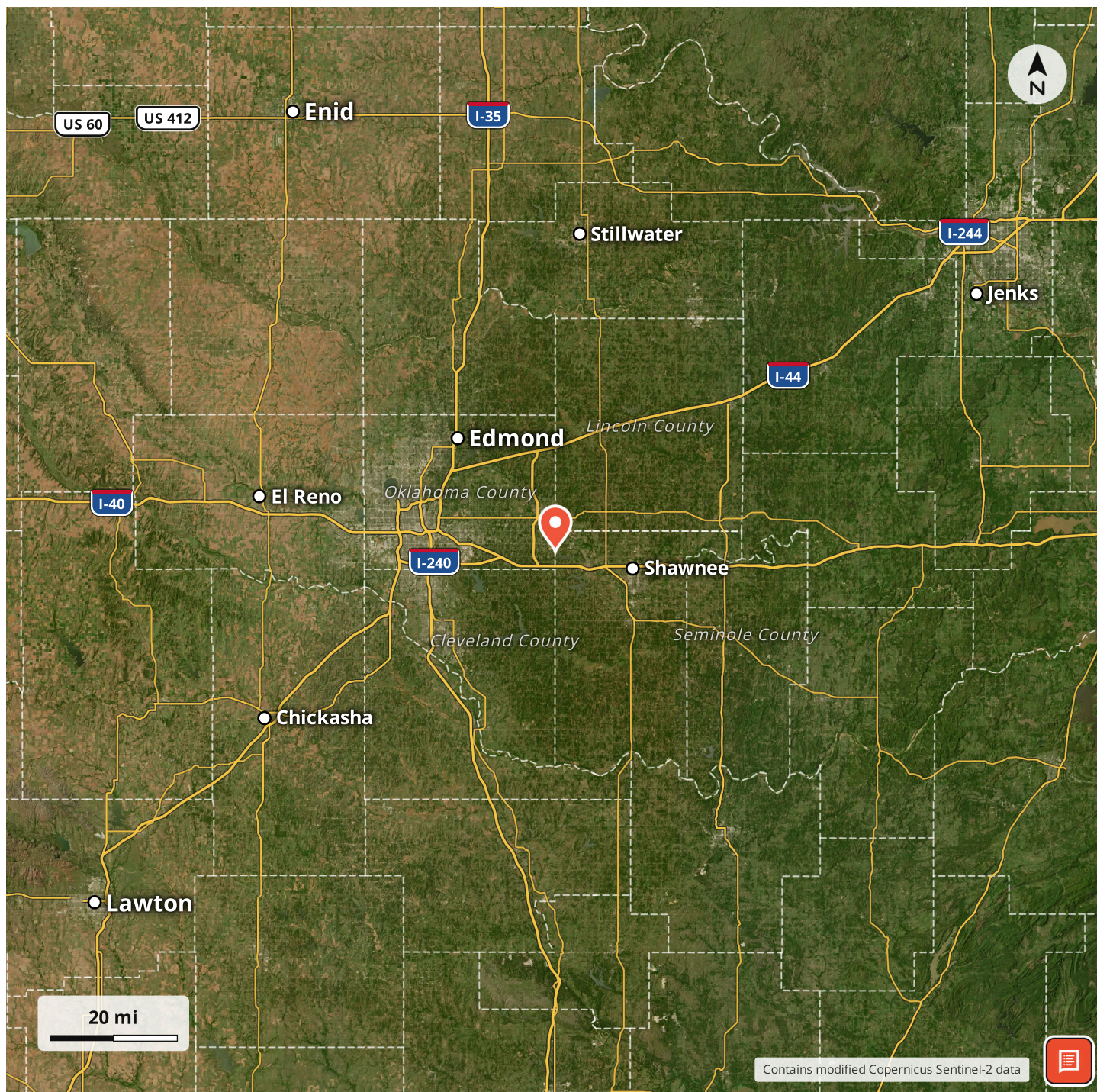
For more information or to schedule a private showing, contact Jordan Phillips at [405-664-5800](tel:405-664-5800).



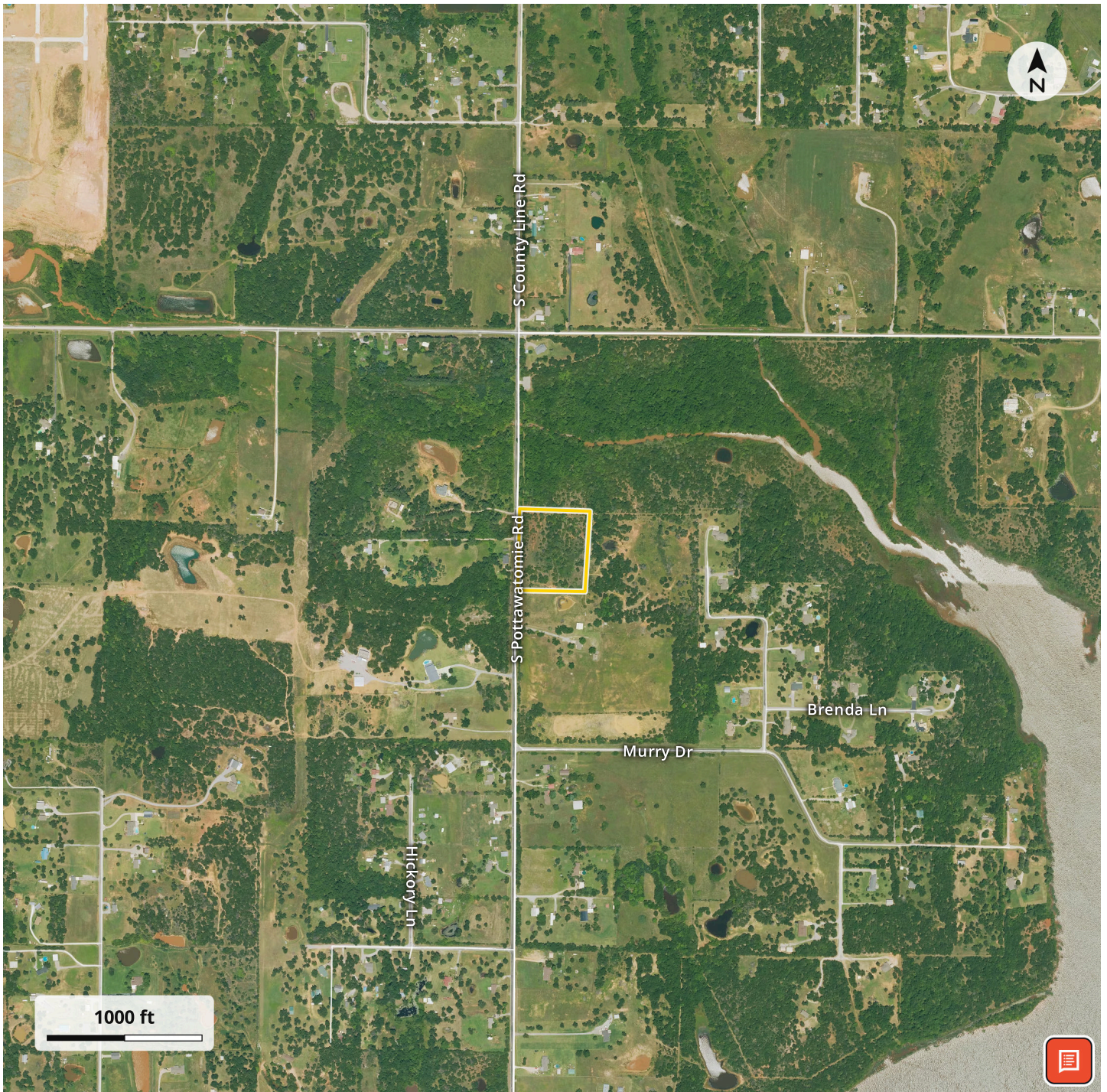
Wes Watkins Home Site
Newalla, OK / Pottawatomie County



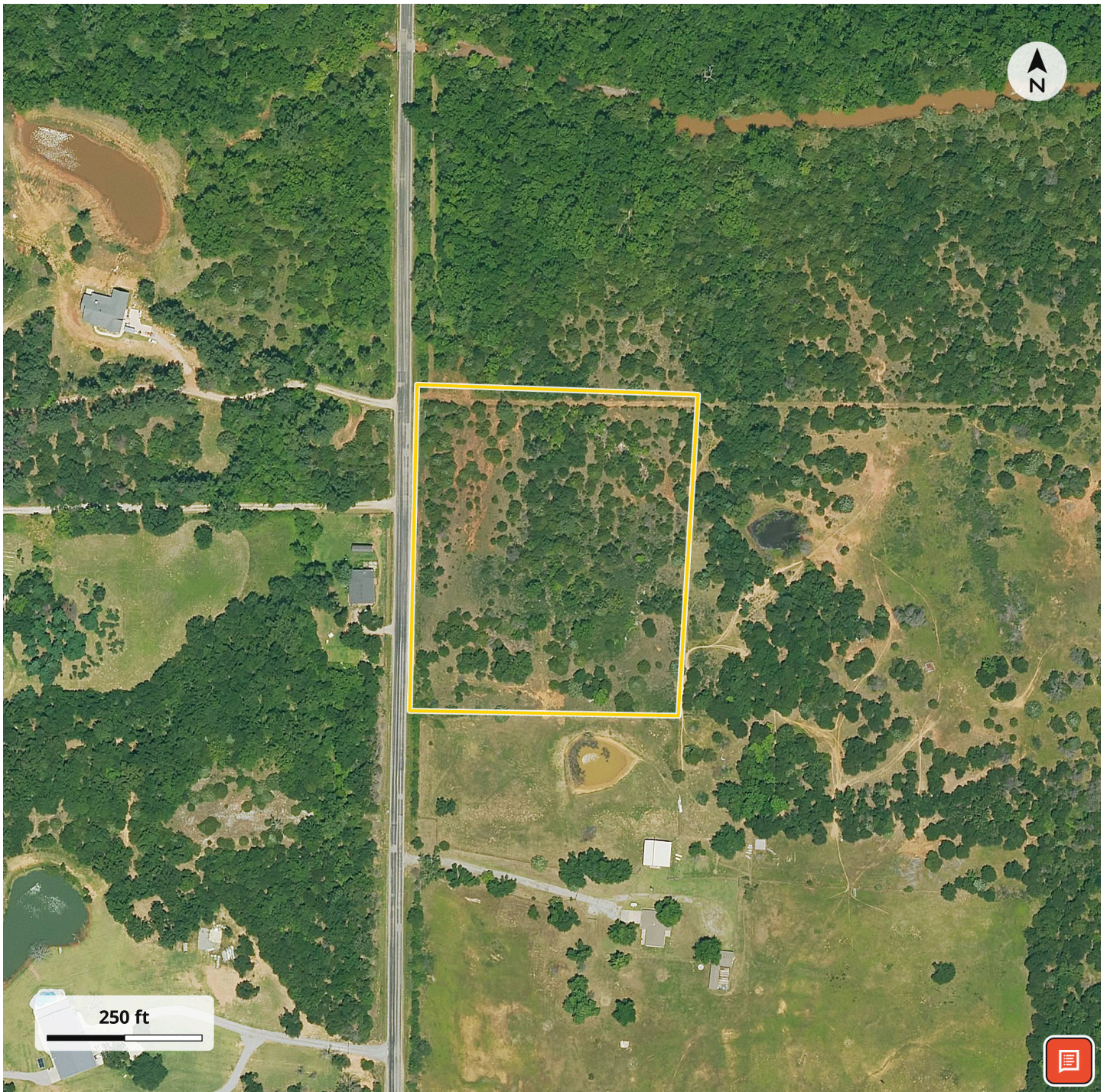
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jordan Phillips

Mobile

(405) 664-5800

Email

jordan@greatplains.land

City / State / Zip

Oklahoma City, OK 73102

NOTES

This image shows a blank 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.

[illegible]

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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Oklahoma City, OK 73102
(405) 255-0051
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