

Dream Property
5835 Oklahoma Ave
Woodward, OK 73801

\$1,265,000
40± Acres
Woodward County



Dream Property
Woodward, OK / Woodward County

SUMMARY

Address

5835 Oklahoma Ave

City, State Zip

Woodward, OK 73801

County

Woodward County

Type

Recreational Land, Residential Property, Business Opportunity,
Ranches, Farms, Hunting Land

Latitude / Longitude

36.431546 / -99.457726

Taxes (Annually)

2847

Dwelling Square Feet

4118

Bedrooms / Bathrooms

3 / 2

Acreage

40

Price

\$1,265,000

Property Website

<https://greatplainslandcompany.com/detail/dream-property-woodward-oklahoma/41269/>



PROPERTY DESCRIPTION

Introducing a truly remarkable property within the city limits of Woodward, Oklahoma: an elegant and beautiful three-bedroom, two-bath brick home nestled on approximately 40 acres of real estate. This exquisite property offers an expansive landscape, providing plenty of room to stretch your legs and indulge in the tranquility of nature.

The centerpiece of this property is a stunning 3416 square-foot home boasting a spacious layout, high ceilings, and tasteful features such as granite countertops, tile and hickory wood floors, and fireplace inserts. The home also includes a 2-car garage, ensuring convenient parking for your vehicles.

Beyond the home, you'll discover a delightful fire pit and swimming pool accompanied by a 30X50 shed and workshop, offering opportunities for relaxation and hobbies. The surrounding landscape is adorned with sporadic, mature trees and grass openings, creating a picturesque environment.

Wildlife flourishes in this idyllic setting, with frequent sightings of Whitetail deer, turkeys, quail, and other critters. Despite being within the city limits, the property provides a serene rural feel, blending the best of both worlds.

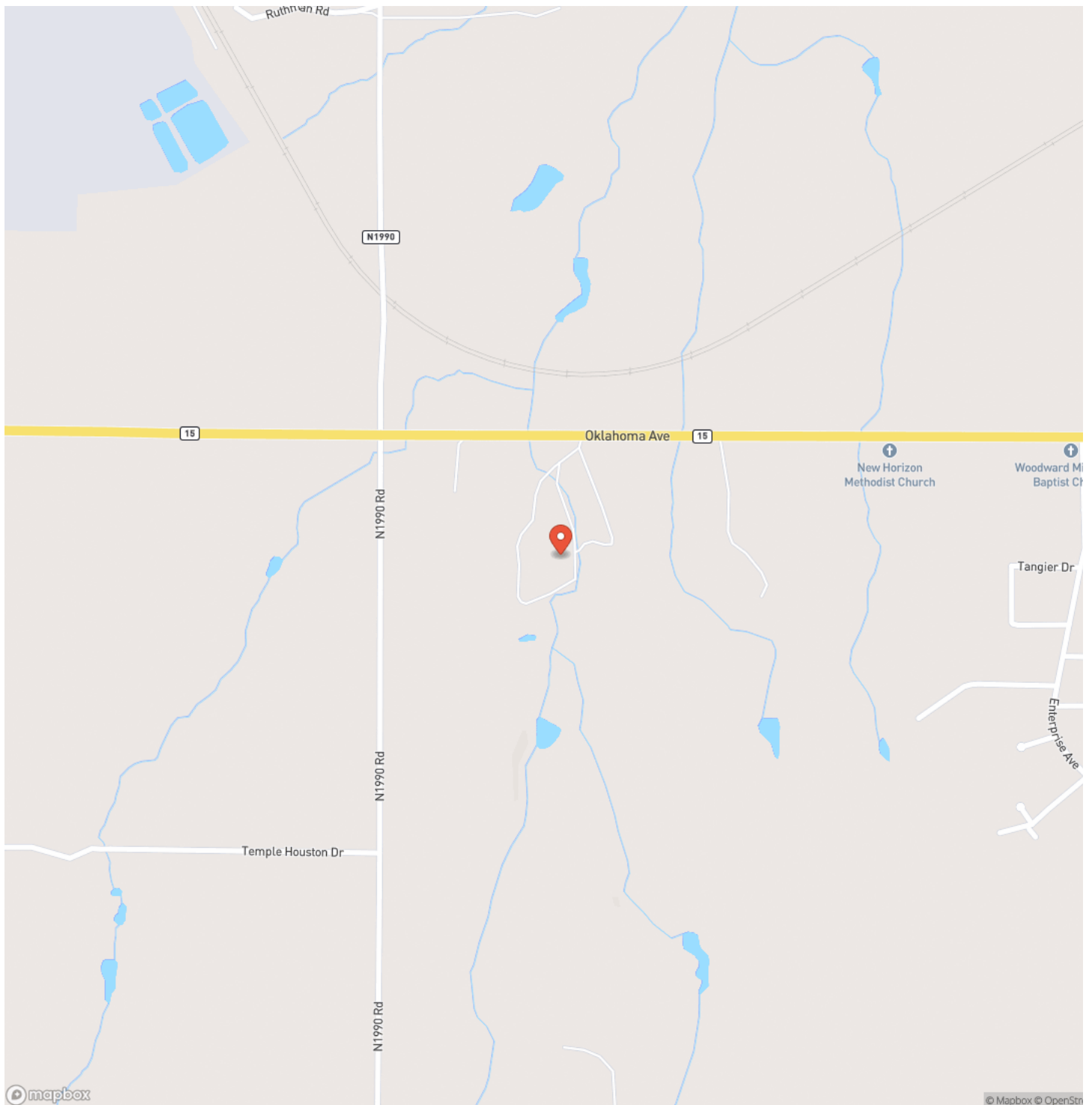
Previously utilized as a Mobile Home community, this property benefits from utilities that are readily available throughout the area, enhancing its versatility and convenience. Whether you envision running a small cattle operation, hosting memorable family events by the pool, or just exploring the acreage, this property offers a truly unique opportunity to fulfill your dreams.

In addition to its many charms, the sale of this property includes the transfer of the owners' percentage of mineral rights, further elevating its appeal. Don't miss out on this extraordinary chance to own a remarkable home with abundant land, captivating amenities, and the allure of nature.

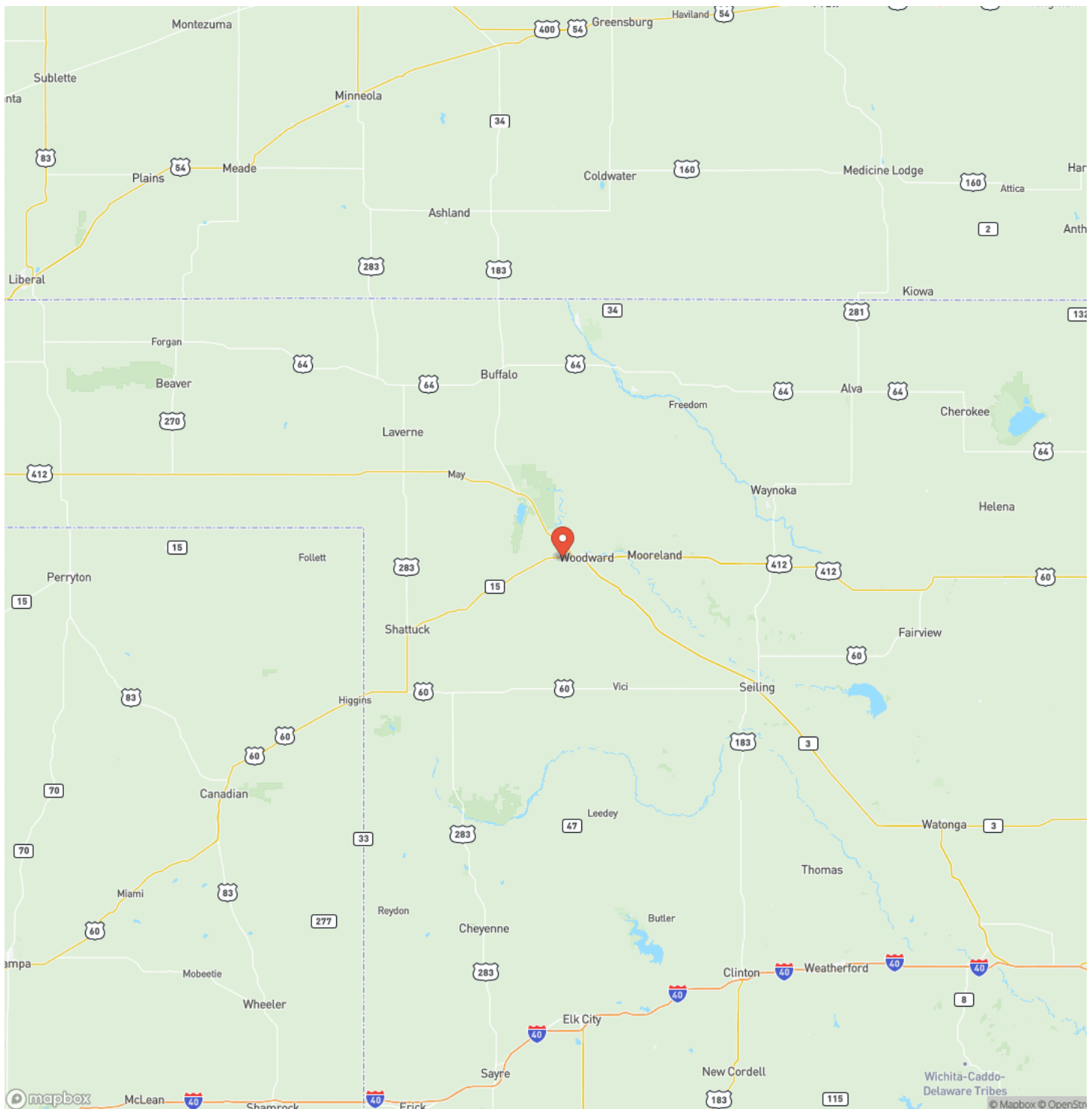
Check the map for 360 viewing



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ky Pfleider

Mobile

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Address

City / State / Zip

Alva, OK 73717

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.



GREAT PLAINS

LAND CO.

MORE INFO ONLINE:

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