

Phenomenal Build Site with Acreage
Moccasin Trail Rd, Tract 1
Prague, OK 74864

\$200,000
40± Acres
Pottawatomie County



Phenomenal Build Site with Acreage
Prague, OK / Pottawatomie County

SUMMARY

Address

Moccasin Trail Rd, Tract 1

City, State Zip

Prague, OK 74864

County

Pottawatomie County

Type

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

Latitude / Longitude

35.439576 / -96.784385

Acreage

40

Price

\$200,000

Property Website

<https://arrowheadlandcompany.com/property/phenomenal-build-site-with-acreage-pottawatomie-oklahoma/31198/>



PROPERTY DESCRIPTION

If you are looking for the opportunity to either build your dream home, have a place to hunt and fish, or run a few extra cattle, this is a property you're going to want to see. On the north end of the property, there is a big, beautiful pond that compliments the small pockets of timber. Where there isn't water or timber, there are good grass pastures. There is another pond on the south end of the property which allows another water source for wildlife or livestock, but would be perfect for building a home that overlooks it. There is paved road frontage and electricity along the road, as well as access to rural water, making this an ideal place to build. There is a storage shed that would be great for equipment, vehicles, or other farm equipment. Don't let this one slip by! From the property, you are only 10.5 miles +/- from Prague and 15.5 miles +/- from Shawnee. If you are wanting to go enjoy a day or night in the city, you are 47.3 miles +/- from Oklahoma City and 79 miles +/- from Tulsa. The location of the property cannot get any better. If you are interested in a private showing or have any questions, please call Will Bellis at [\(918\) 978-9311](tel:9189789311).



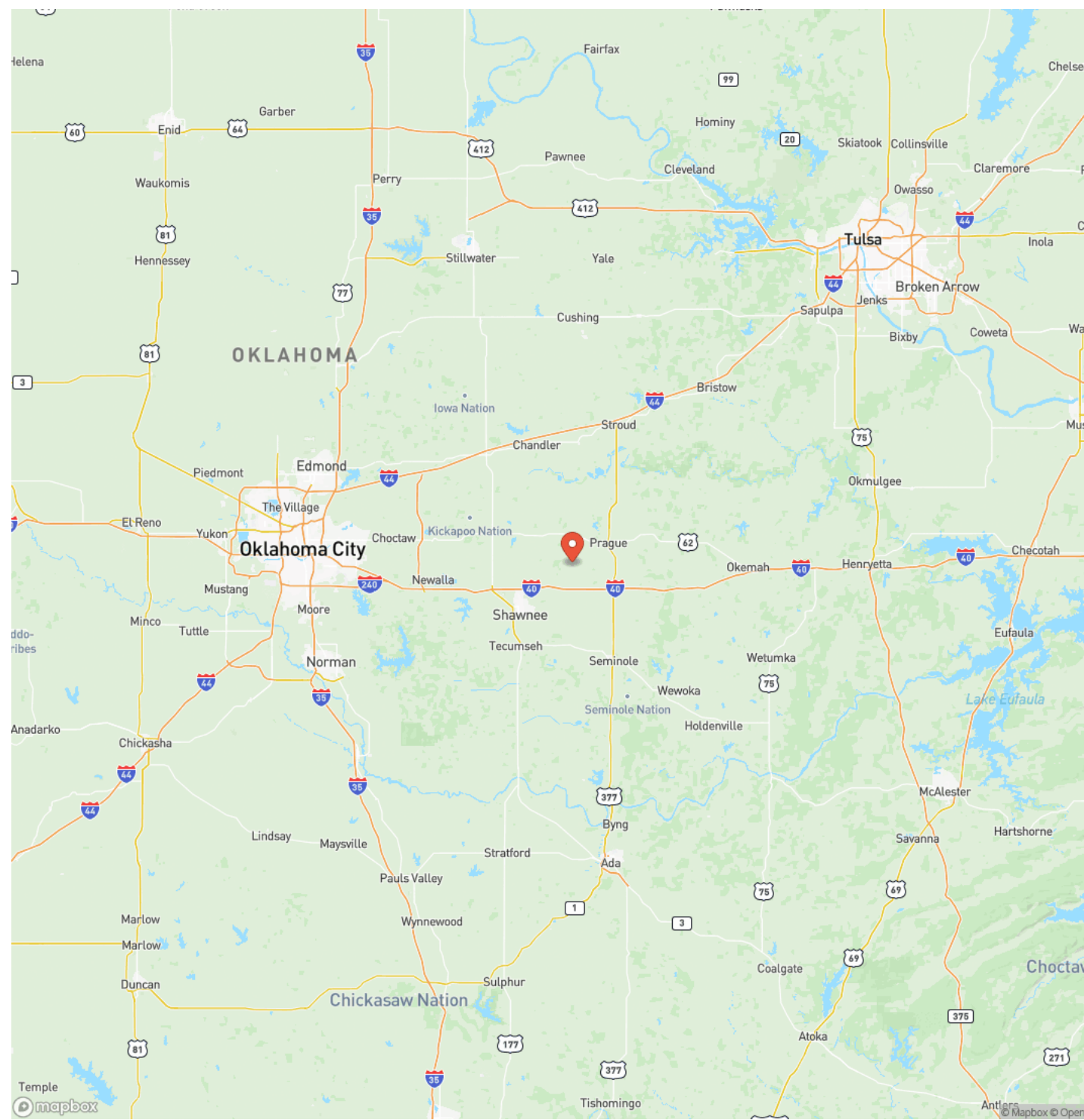
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Locator Map



Locator Map



Satellite Map



Phenomenal Build Site with Acreage
Prague, OK / Pottawatomie County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

(918) 978-9311

Office

(580) 319-2202

Email

will.bellis@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES



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.

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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