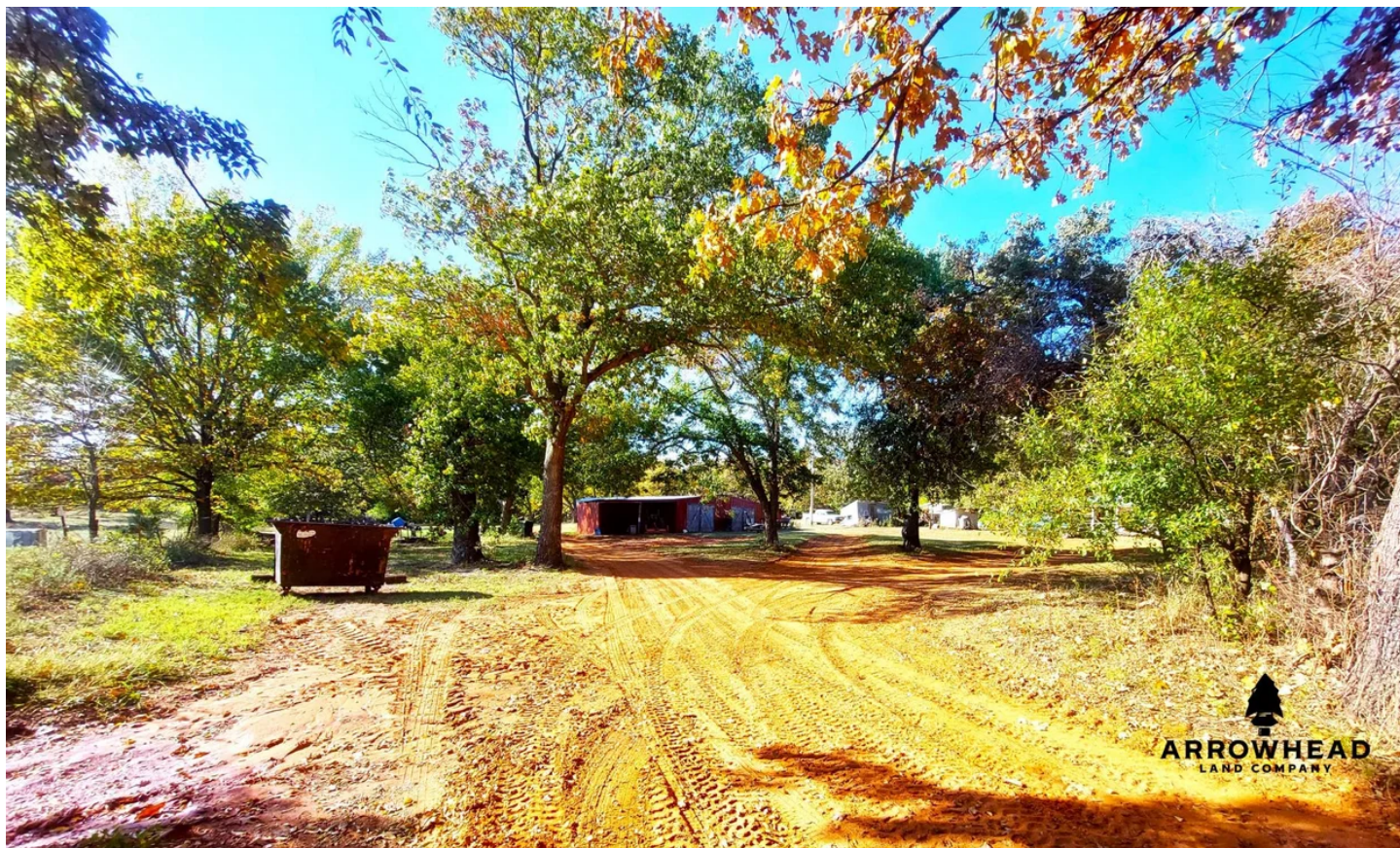


Pottawatomie County Homestead
32494 OLD HIGHWAY 18
Macomb, OK 74852

\$149,000
10.530± Acres
Pottawatomie County



Pottawatomie County Homestead
Macomb, OK / Pottawatomie County

SUMMARY

Address

32494 OLD HIGHWAY 18

City, State Zip

Macomb, OK 74852

County

Pottawatomie County

Type

Farms, Undeveloped Land, Hunting Land, Ranches, Single Family, Horse Property, Lot, Residential Property, Timberland

Latitude / Longitude

35.0949 / -96.9211

Taxes (Annually)

37

Dwelling Square Feet

1280

Bedrooms / Bathrooms

3 / 2

Acreage

10.530

Price

\$149,000

Property Website

<https://arrowheadlandcompany.com/property/pottawatomie-county-homestead-pottawatomie-oklahoma/37441/>



PROPERTY DESCRIPTION

This approximate 10.53 acre homestead has it all if convenient country living is what you're in the market for. Large, mature oak trees tower over the property as you make your way through the driveway towards the very nice 3 bed, 2 bath manufactured home that is nicely situated in the center of the property. The home is well maintained with a nice kitchen and living area, and even features a small office space. As you step outside, the views from the covered porch of the home are absolutely gorgeous. Beautiful open pasture lies to the south where turkey and deer are often seen, and huge towering trees stand over the multiple storage buildings and workshop to the east. There is close to 6 acres of thick woods that sit to the west and north of the home that currently serve as bedding area for the wildlife species that share the property. Access to the homestead is easy and convenient. It is situated just off of Old Highway 18 and just a minute or so off of Highway 177/3W, 11 miles south of Tecumseh. You are about 17 miles south of Shawnee and 22 miles south of Interstate 40. Seminole is only about 17 miles to the northeast and Ada is 20 miles to the southeast. It's about a 55 minute drive to Oklahoma City and 50 minutes to Norman. This one has to be seen in person to truly appreciate everything it has to offer! Call Josh Candelaria at [580-660-1167](tel:580-660-1167) to schedule a tour of this Pottawatomie County homestead.

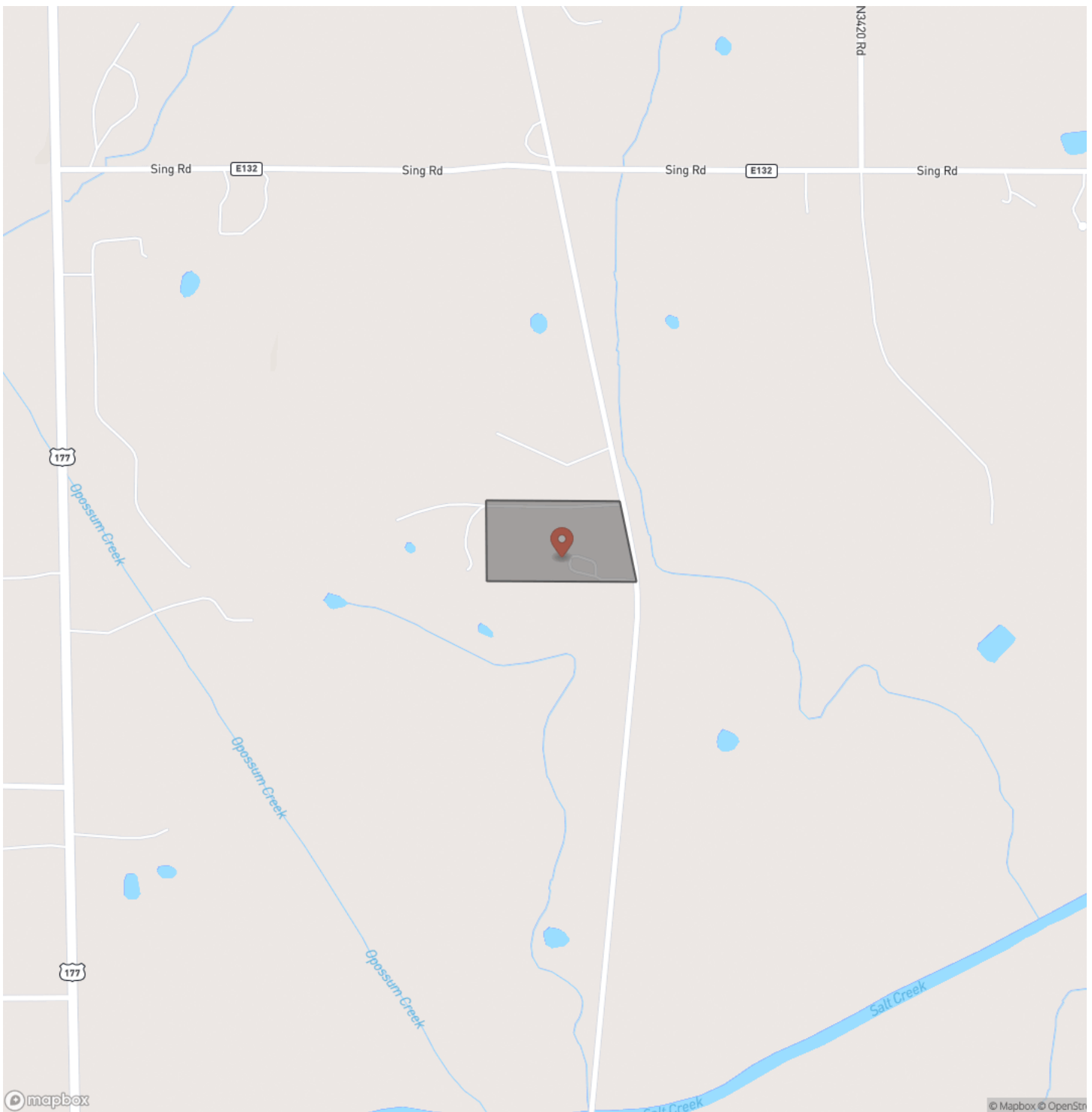
*The sellers have an additional 10 acres just a minute or two drive away that can also be purchased!



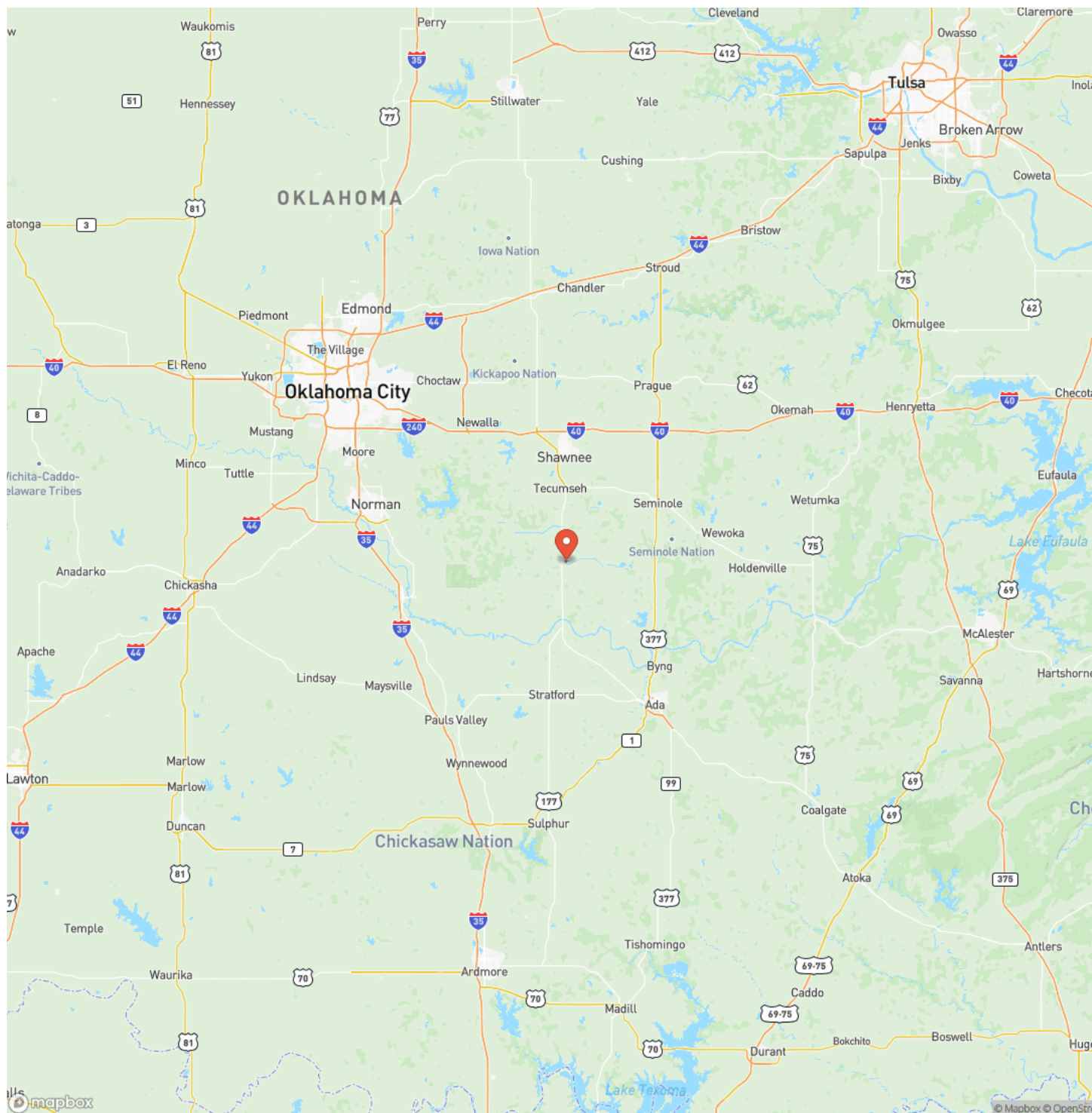
Pottawatomie County Homestead
Macomb, OK / Pottawatomie County



Locator Map



Locator Map



Satellite Map



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, 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 relation 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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