

Small Country Living
38482 Oakdale Ln
Macomb, OK 74859

\$99,500
6.130± Acres
Pottawatomie County



Small Country Living
Macomb, OK / Pottawatomie County

SUMMARY

Address

38482 Oakdale Ln

City, State Zip

Macomb, OK 74859

County

Pottawatomie County

Type

Hunting Land, Recreational Land, Residential Property, Single Family

Latitude / Longitude

35.122953 / -96.976535

Dwelling Square Feet

1748

Bedrooms / Bathrooms

3 / 1

Acreage

6.130

Price

\$99,500

Property Website

<https://arrowheadlandcompany.com/property/small-country-living-pottawatomie-oklahoma/42788/>



PROPERTY DESCRIPTION

PRICE REDUCED! If you're looking for an amazing small acreage property in a country setting, then take a look at this gem! Located in Macomb, Oklahoma, this 6.13 +/- acre property offers the peacefulness of living in the country, but the luxury of being close to the city. The property is approximately 20 +/- minutes away from Shawnee and about an hour from Oklahoma City. A 3 bedroom 1 bath home rests on the property, along with a nice sized shop that can be used as a place of work or a garage for your vehicles. There are also a few sheds offering plenty of storage. The well house has been redone and is in excellent condition. One of the recreation opportunities includes 2 ponds that will make for a fun day of fishing. Electricity is available and Fiber Optics are coming soon to the area. The seller is selling as is and has never lived on the property. Buyers will need to perform their own inspections and verifications. With a little love, this can be the property of your dreams! All showings are by appointment only. Please contact Justin White at [\(918\) 207-7521](tel:9182077521) for more details.



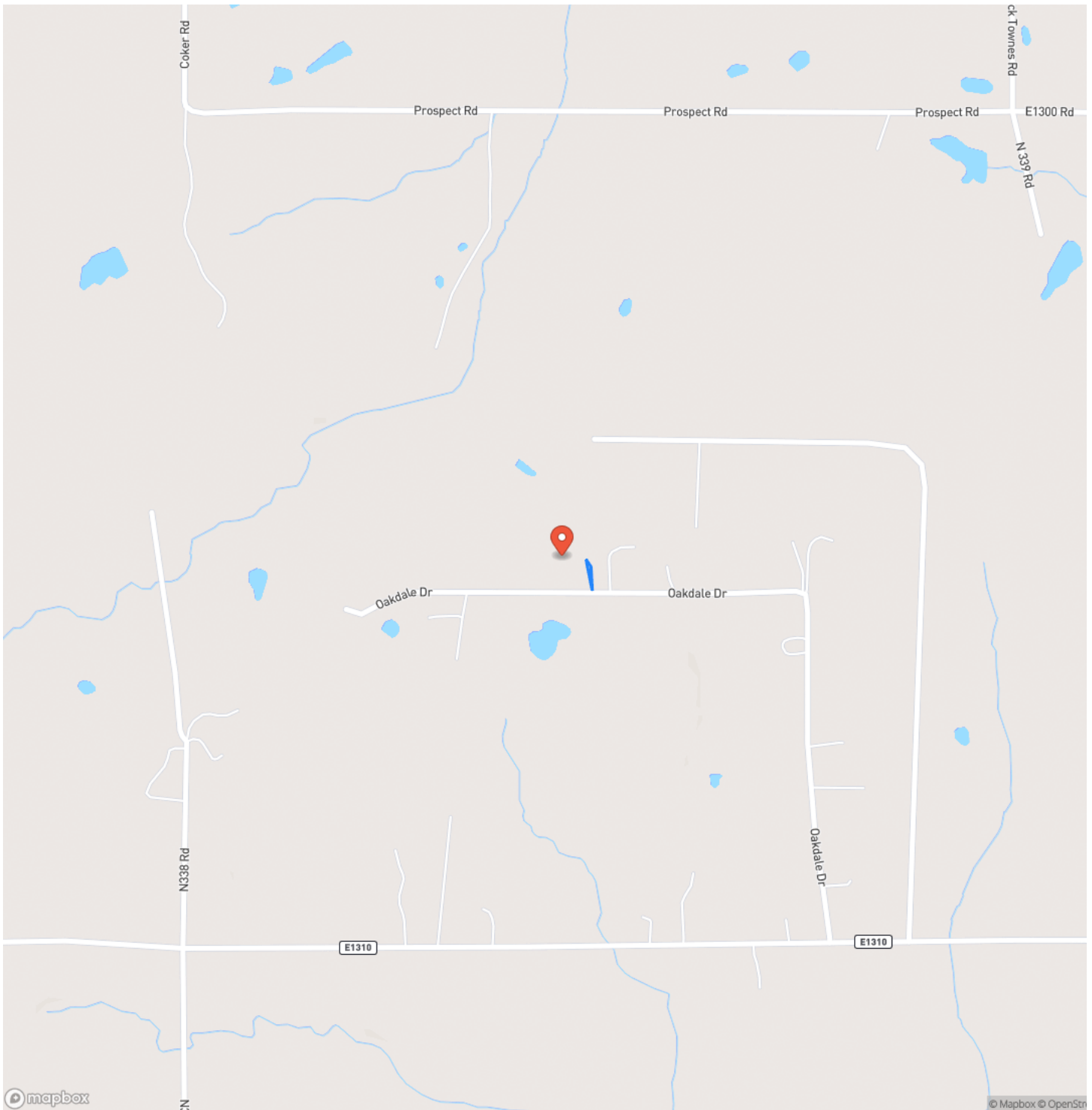
Small Country Living
Macomb, OK / Pottawatomie County



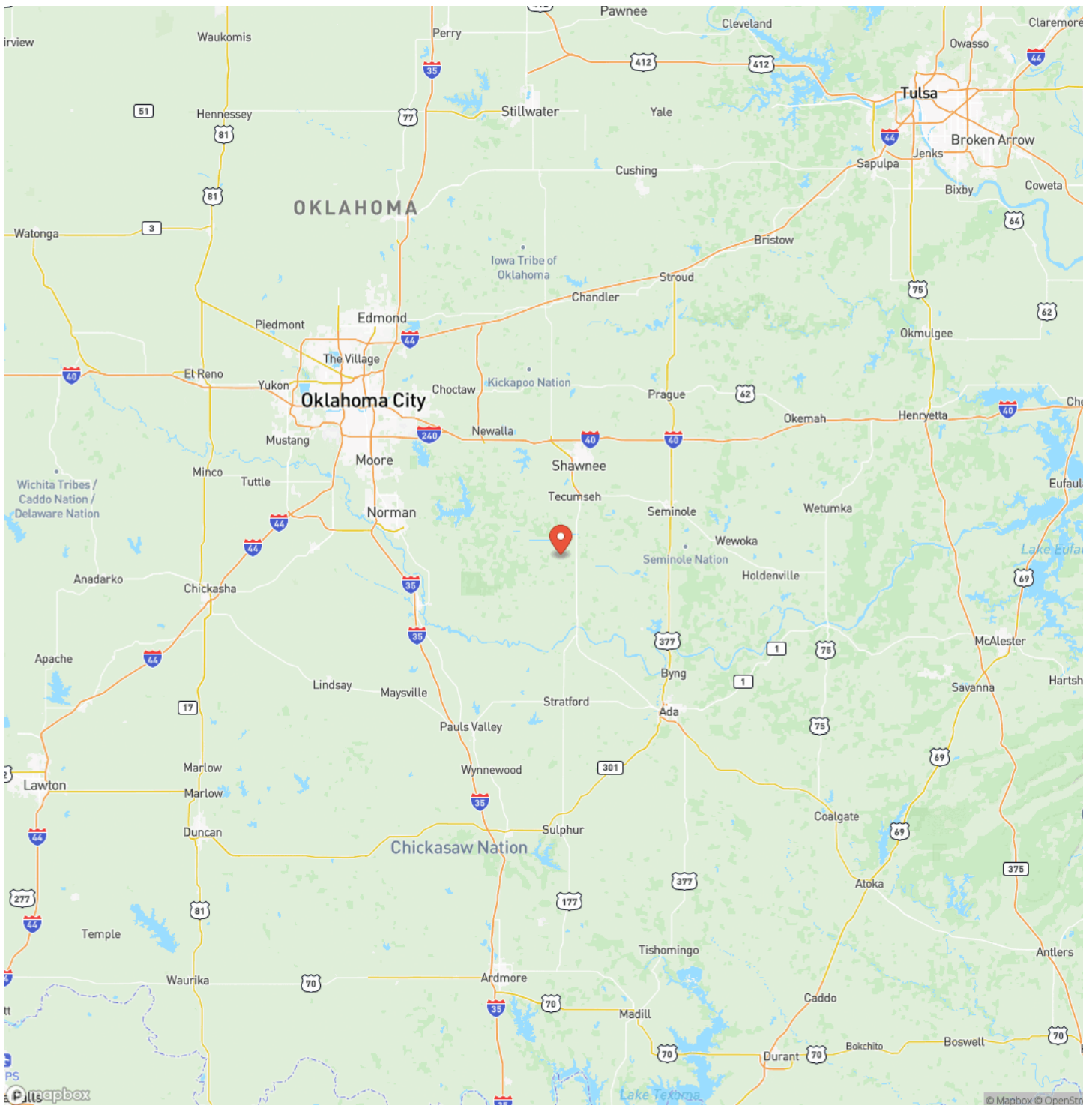
MORE INFO ONLINE:

www.arrowheadlandcompany.com

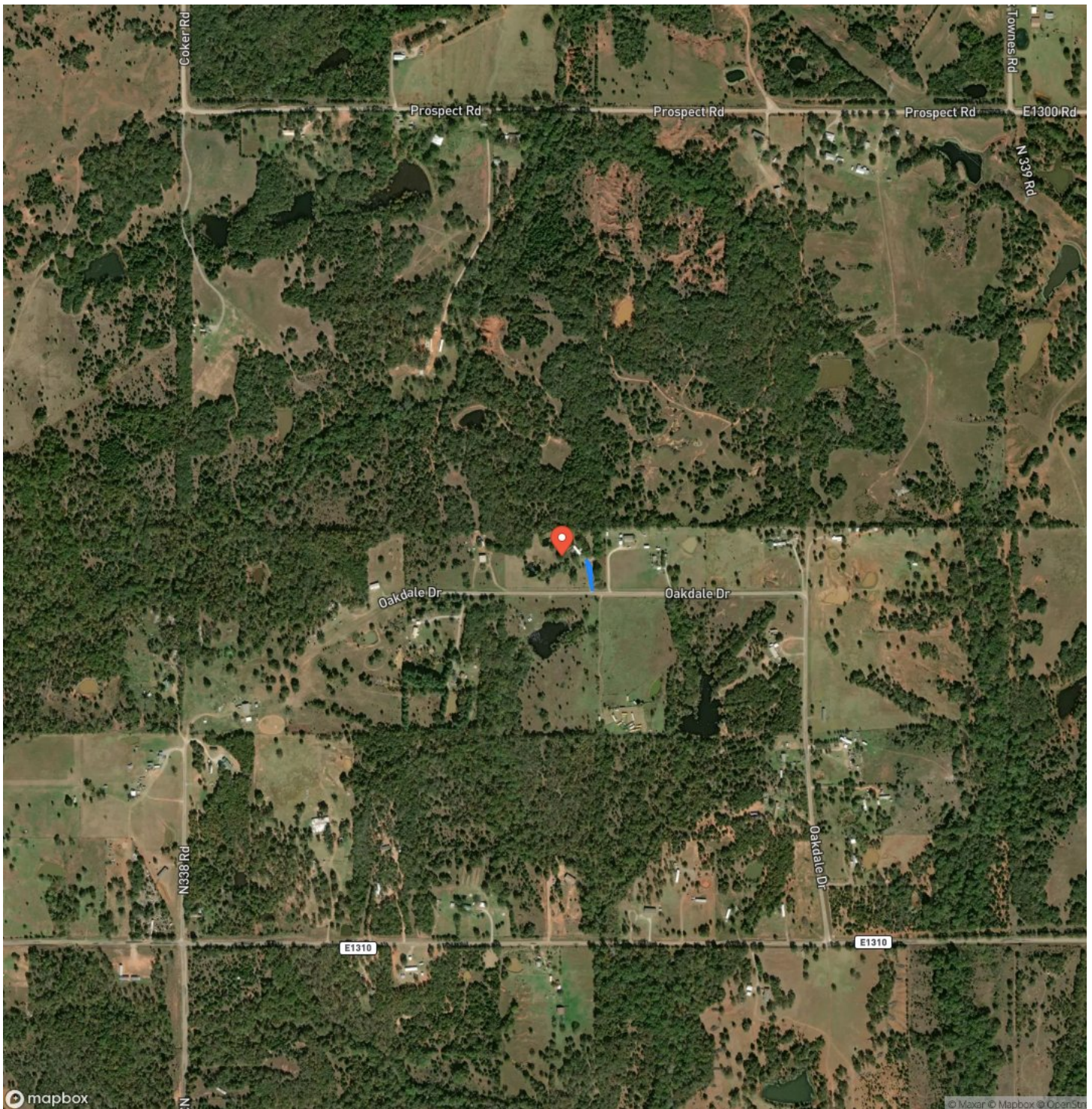
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Justin White

Mobile

(918) 207-7521

Email

justin.white@arrowheadlandcompany.com

Address

City / State / Zip

Okemah, OK 74859

NOTES

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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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