

Pecans and Pasture
E 780 Rd, S 3460 Rd
Agra, OK 74824

\$297,600
64± Acres
Lincoln County



Pecans and Pasture
Agra, OK / Lincoln County

SUMMARY

Address

E 780 Rd, S 3460 Rd

City, State Zip

Agra, OK 74824

County

Lincoln County

Type

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

Latitude / Longitude

35.8882 / -96.8391

Acreage

64

Price

\$297,600

Property Website

<https://arrowheadlandcompany.com/property/pecans-and-pasture-lincoln-oklahoma/37145/>



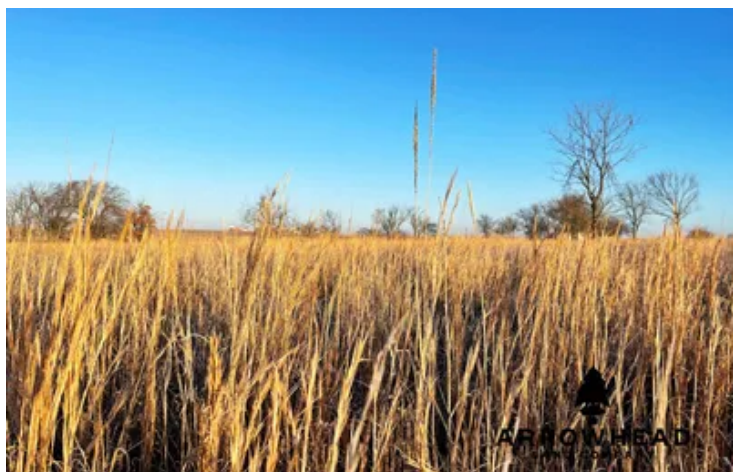
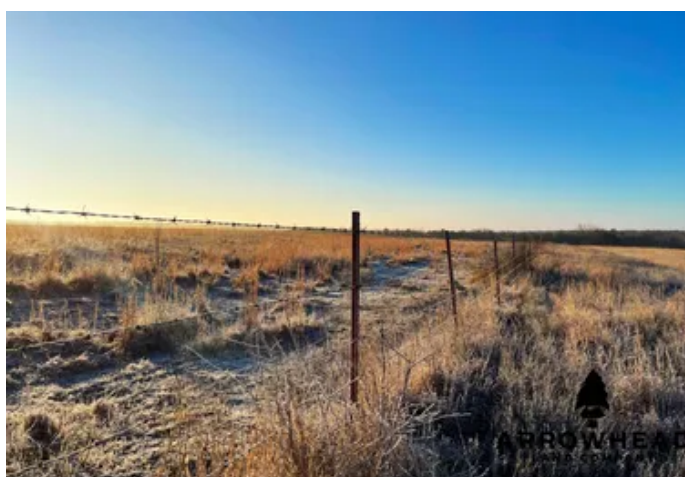
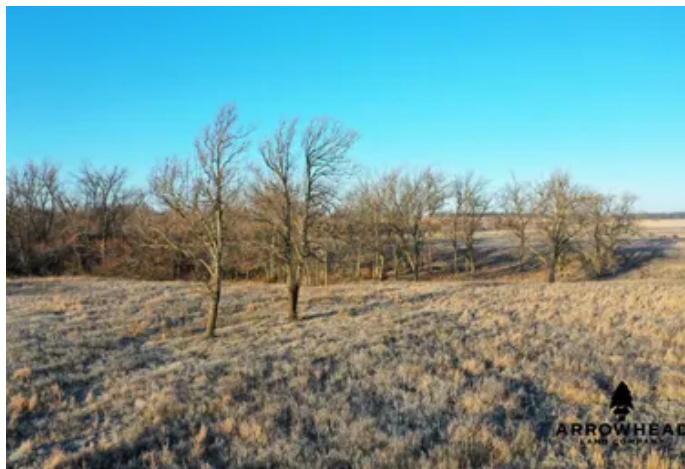
Pecans and Pasture
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PROPERTY DESCRIPTION

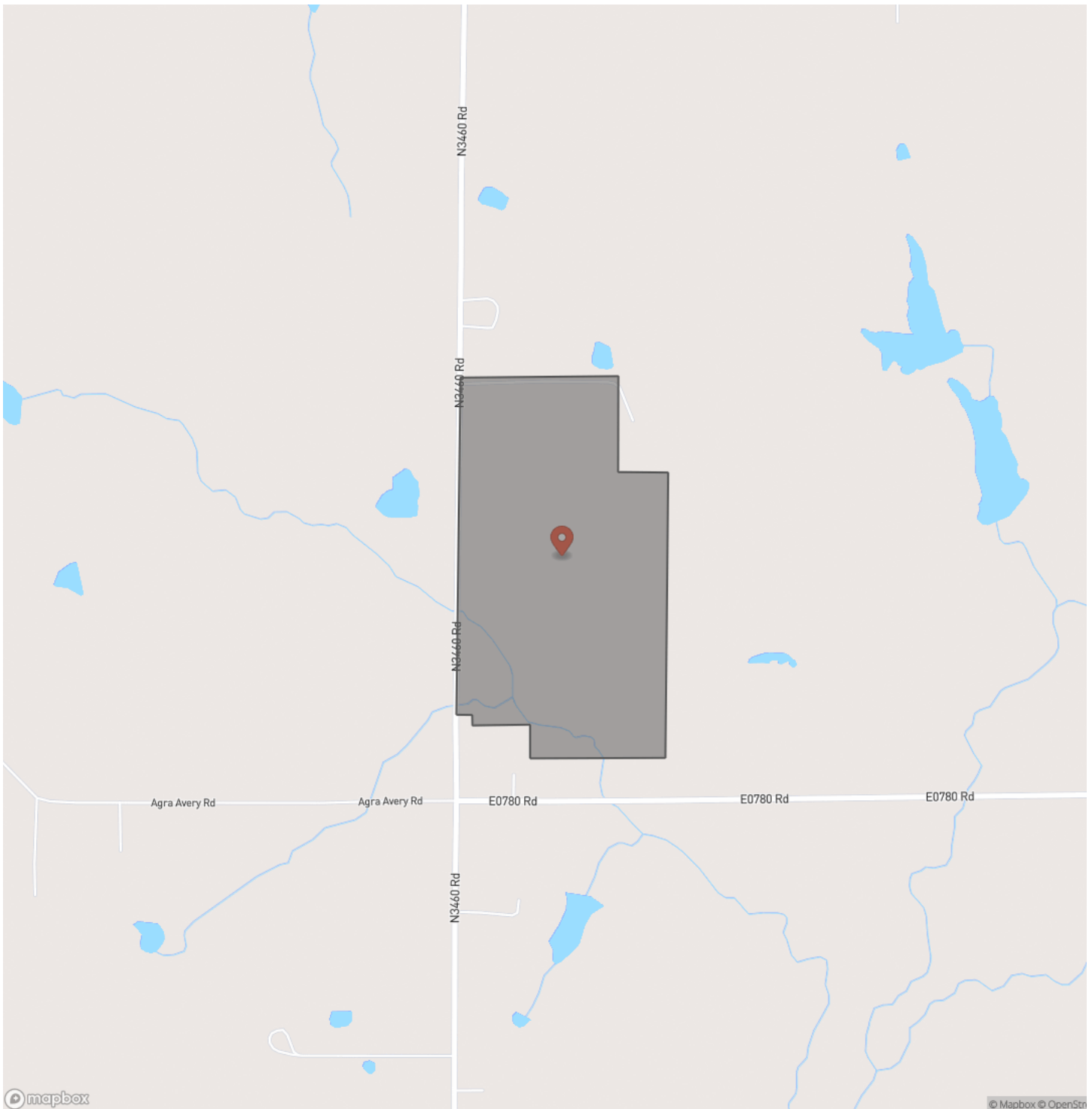
PRICE REDUCED! Easy access farm with lots to offer! This 64+/- acre tract is wrapped around a 2 +/- acre spring fed stocked pond. It contains a mix of native grasses, blackberry thickets, a wet weather creek, and a pecan bottom. With no shortage of wildlife already living on the property, this farm is ready to inhabit in many ways. It is located in the heart of Agra and is less than 10 minutes to Cushing. If you are looking for a country setting within minutes of town, this place deserves a strong look. This property has some great build sites with easy access to the utilities, including newly installed fiber optic, which are located at the road. There is good fencing along the east and west fenceline with cross fencing in place for seasonal rotation of your herd. If you would like more information or would like to schedule a private showing, please contact Josh Claybrook at [\(918\) 607-1006](tel:9186071006).



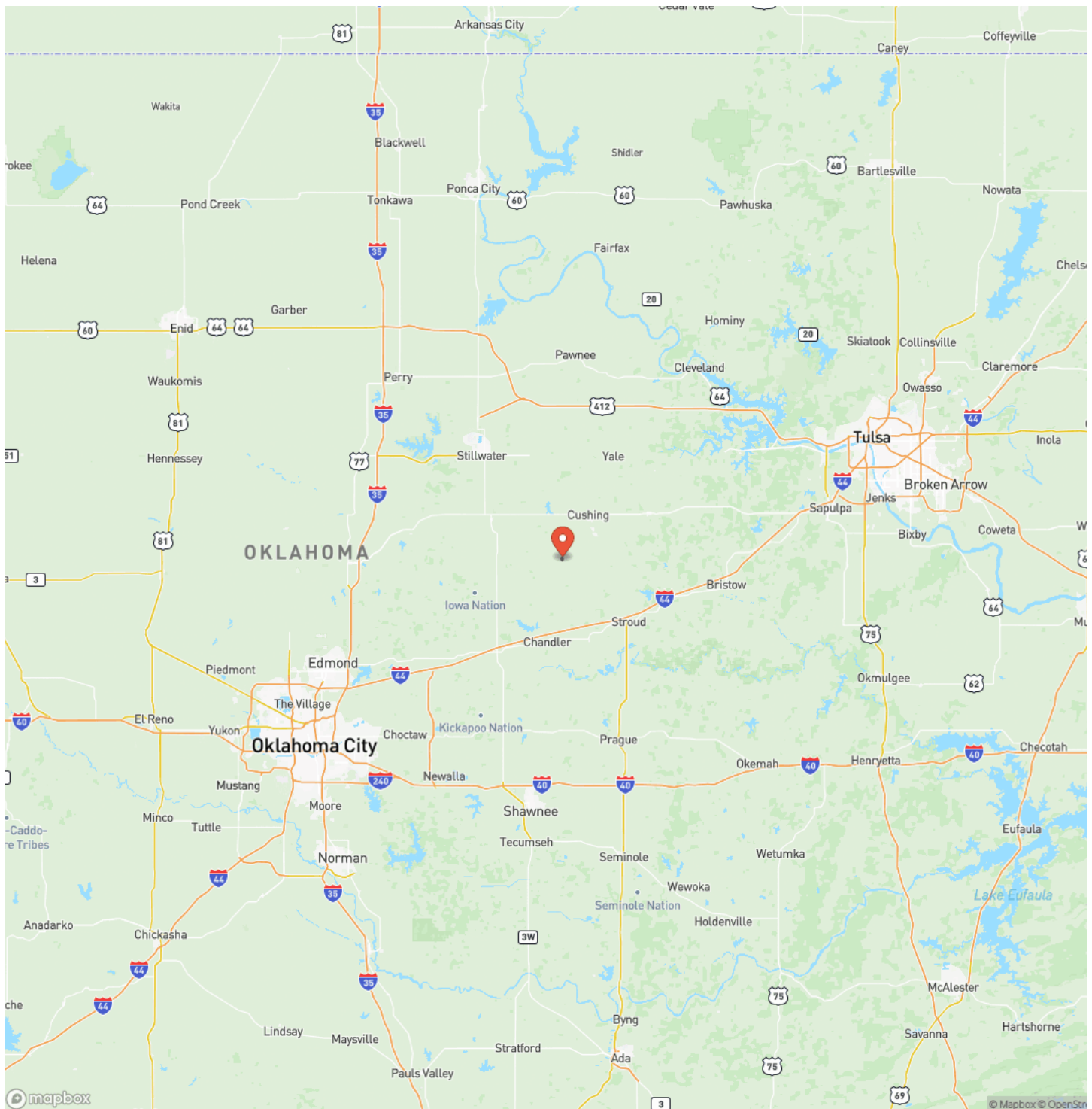
Pecans and Pasture
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Claybrook

Mobile

(918) 607-1006

Email

josh.claybrook@arrowheadlandcompany.com

Address

City / State / Zip

Sapulpa, OK 74066

NOTES

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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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