

Home on Acreage with Hunting Potential
36715 Porter Ln
Wanette, OK 74878

\$229,000
40± Acres
Pottawatomie County



Home on Acreage with Hunting Potential Wanette, OK / Pottawatomie County

SUMMARY

Address

36715 Porter Ln

City, State Zip

Wanette, OK 74878

County

Pottawatomie County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Single Family

Latitude / Longitude

35.0311 / -97.0738

Dwelling Square Feet

896

Bedrooms / Bathrooms

3 / 2

Acreage

40

Price

\$229,000

Property Website

<https://arrowheadlandcompany.com/property/home-on-acreage-with-hunting-potential-pottawatomie-oklahoma/35965/>



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PROPERTY DESCRIPTION

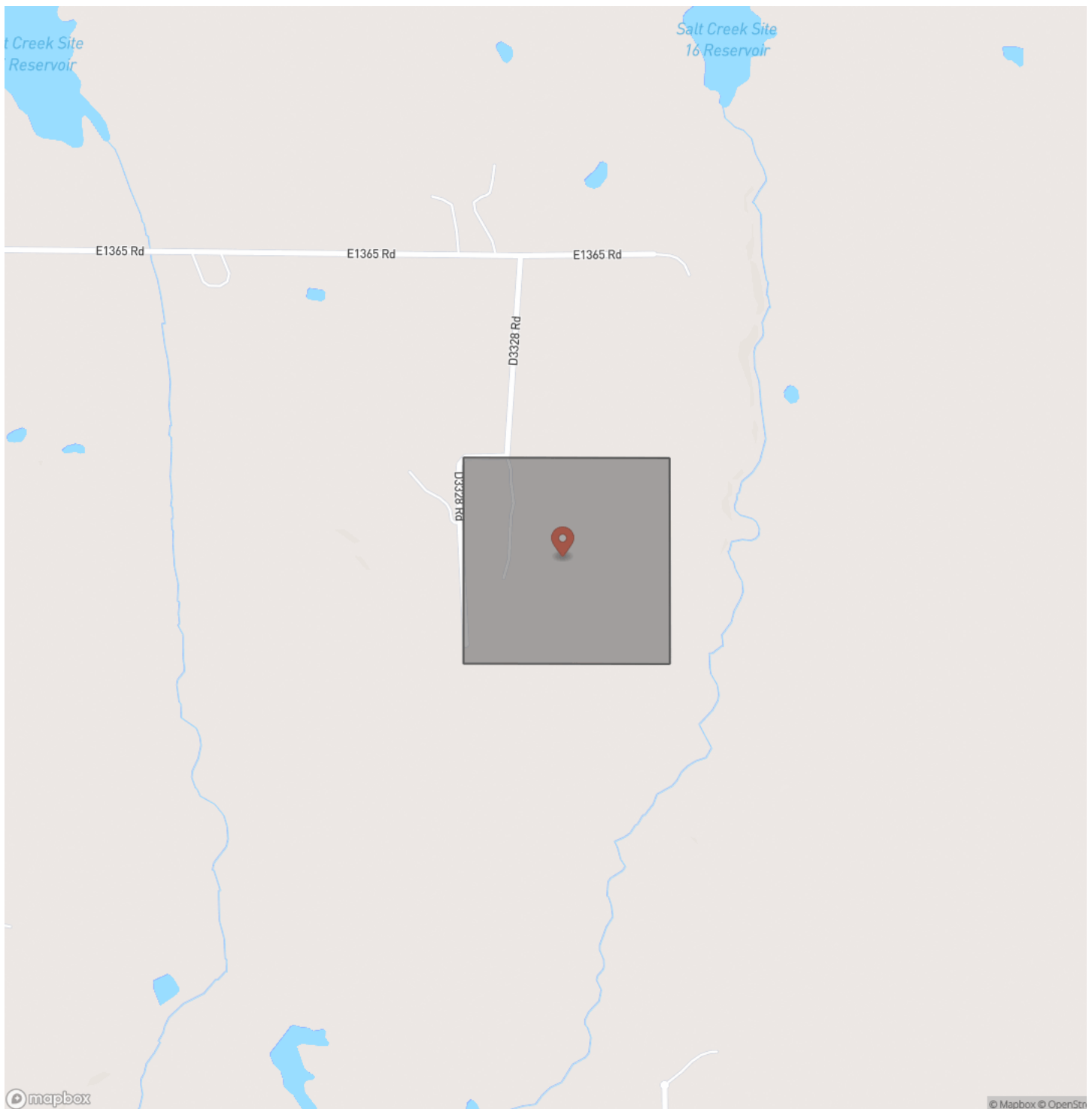
PRICE REDUCED!! This awesome farm in Pottawatomie County is a must-see if you're looking for excellent rural living. Located on a dead end road, you are met with an amazing gated entrance that takes you to a wonderful 3 bedroom/2 bathroom home. Being just under 3 miles from Highway 39 and 10 miles from Wanette, you are able to experience country living all while having close access to any amenities you may need. This property features open grasses and hardwood timber. The hunting potential this property brings is not something that should be looked past. While entering the property, there were more than a dozen deer scattered through the west side of the property. On the edge of the timber is a perfect feeder location and to place a stand or blind. There is a small fenced area near the home where you could potentially keep a small amount of livestock. Inside this enclosure is a small pond that acts as a water source. Towards the east side on the edge of the property is another pond that is a great water source for wildlife. There are plenty of deer signs that cover the entire property. There is no question about the hunting potential that this property brings. There is a storage unit that is included that provides you with extra onsite storage. Being just 45+/- minutes from Norman, an hour from Oklahoma City, and being able to live in a rural area all at the same time is hard to beat. If you have any questions or are interested in a private showing, please call Will Bellis at [\(918\) 978-9311](tel:9189789311).



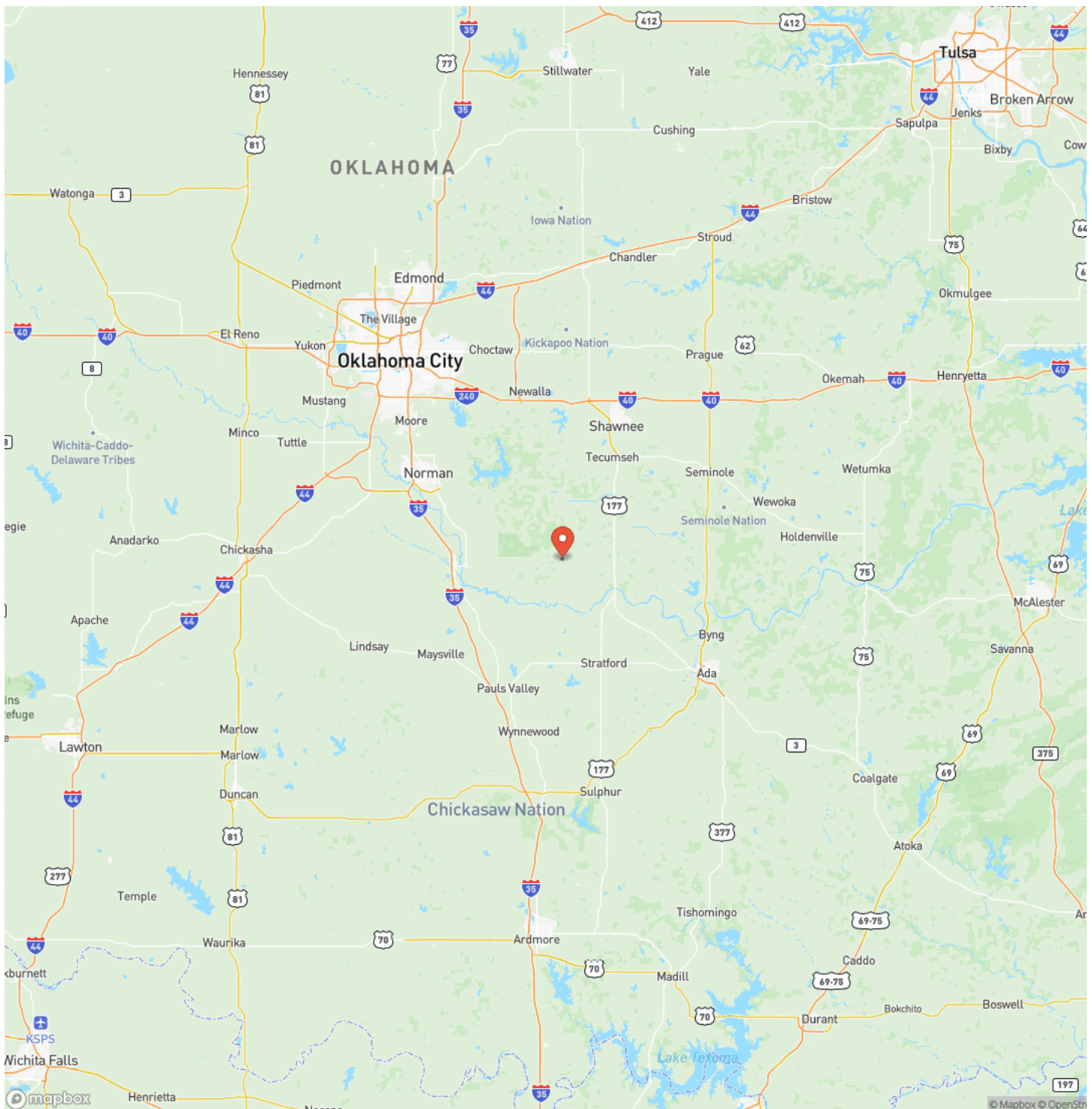
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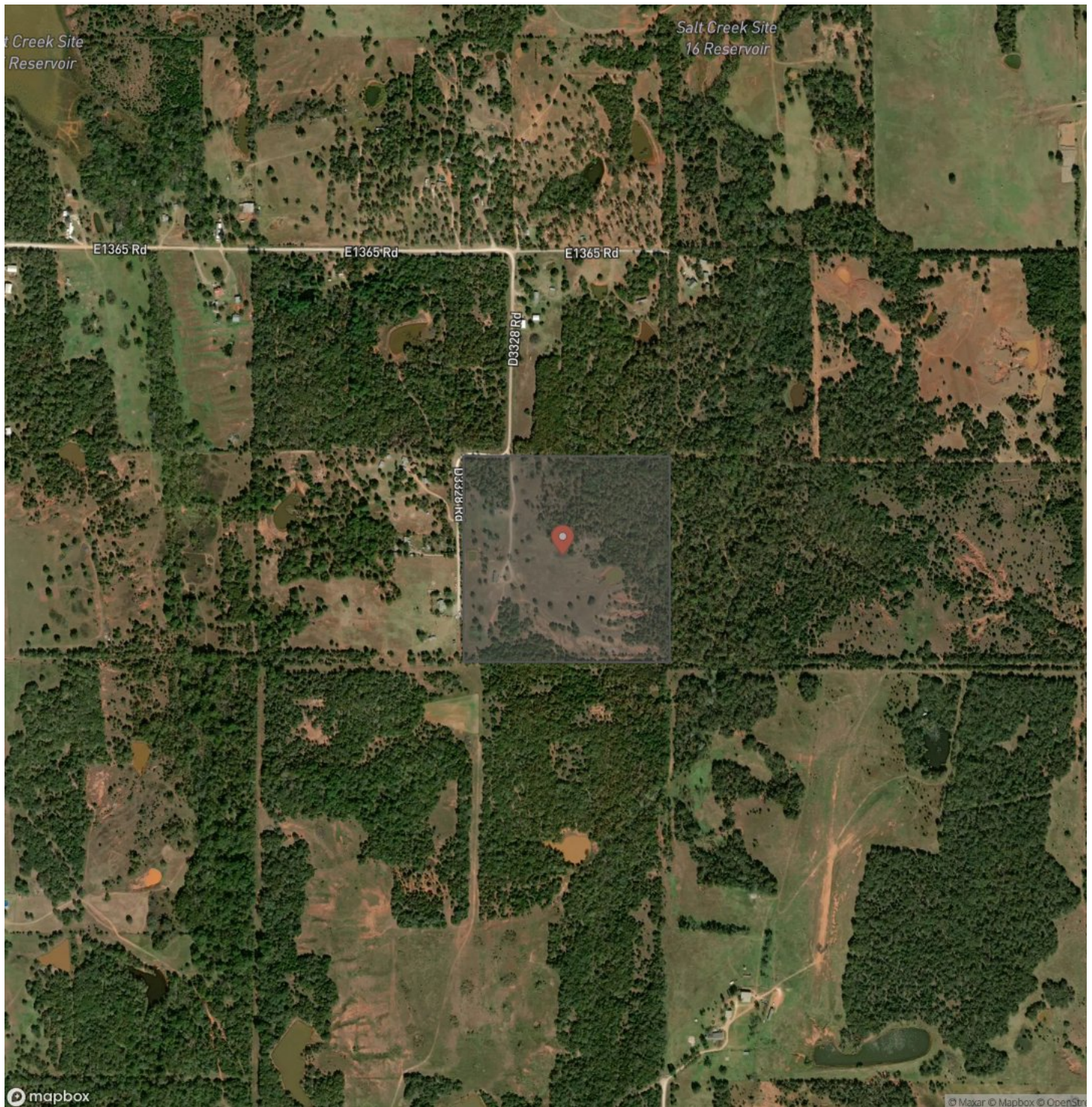
Locator Map



Locator Map



Satellite Map



Home on Acreage with Hunting Potential Wanette, OK / Pottawatomie County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

(918) 978-9311

Office

(580) 319-2202

Email

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Address

City / State / Zip

Kellyville, OK 74039

NOTES

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MORE INFO ONLINE:

www.arrowheadlandcompany.com

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DISCLAIMERS

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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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