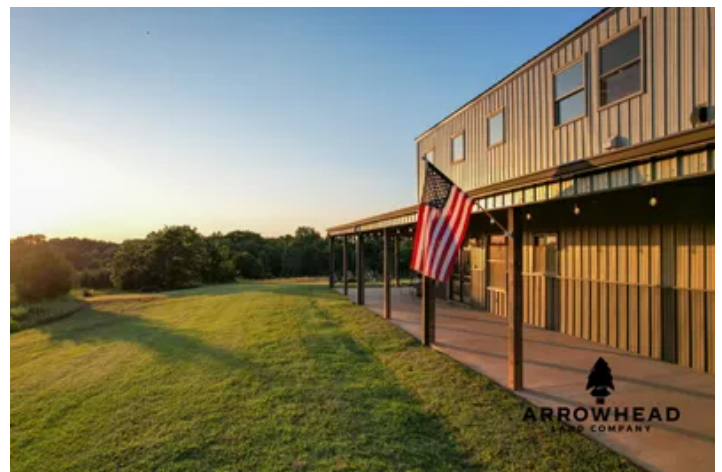


Custom Barndominium Hunting Farm
Pottawatomie Rd
Wanette, OK 74878

\$975,000
120± Acres
Pottawatomie County



Custom Barndominium Hunting Farm
Wanette, OK / Pottawatomie County

SUMMARY

Address

Pottawatomie Rd

City, State Zip

Wanette, OK 74878

County

Pottawatomie County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Single Family, Business Opportunity

Latitude / Longitude

35.022 / -97.1382

Dwelling Square Feet

4600

Bedrooms / Bathrooms

6 / 5

Acreage

120

Price

\$975,000

Property Website

<https://arrowheadlandcompany.com/property/custom-barndominium-hunting-farm-pottawatomie-oklahoma/42118/>



PROPERTY DESCRIPTION

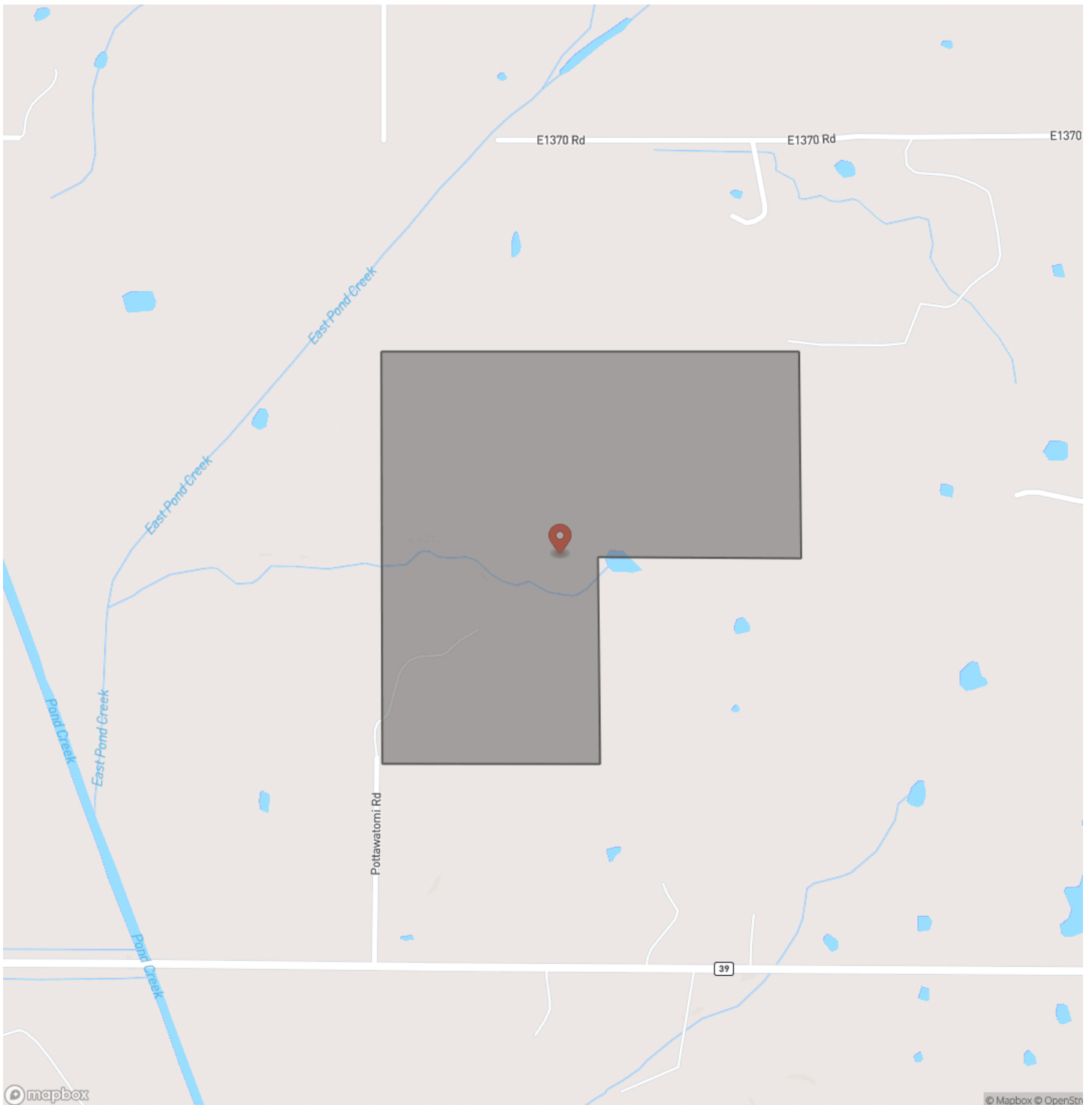
Introducing your dream property in Pottawatomie County, Oklahoma, where a custom barndominium awaits you on 120 +/- acres that provide you with a vast amount of opportunities. This stunning property is not only an outdoorsman's paradise, with dense woodlands and a meticulously maintained trail system that allows you to explore every corner of the land, but also a place for a family to build their legacy on their very own hunting farm. As you navigate throughout the trails, you'll notice an abundance of deer signs indicating a thriving population and excellent hunting opportunities. The strategic layout of the property provides perfect spots for food plots or feeders, ensuring a successful hunting experience. Additionally, the presence of hog sign adds to the diverse hunting opportunities available. The ultimate highlight of this property is the custom-built barndominium, showcasing an impressive 6 bedrooms and 5 bathrooms. Upon entering, you'll be greeted by tall ceilings adorned with two large ceiling fans, creating a refreshing atmosphere. The open floor plan lends a spacious feel to the home, allowing for seamless interaction between the kitchen, living room, and dining area. The kitchen is a chef's dream, radiating elegance with its remarkable size and top-of-the-line appliances. It provides ample space for cooking for the family or lots of guests, and is sure to be the heart of the home. The large living room is as comfortable as they come, featuring glass sliding doors that lead to a wraparound porch. Natural light floods the space through expansive windows, creating a warm and inviting feel throughout the day. Adjacent to the living area, you'll find a generous laundry room equipped with convenient cubbies for storing coats and boots, keeping your living space organized and clutter-free. Entering the exceptional master bedroom, complete with a bathroom that illustrates luxury. The master suite also includes a dedicated office space, offering a private space for work or personal pursuits. A spacious walk-in closet provides ample storage for your wardrobe and personal belongings. For family and guests, the barndominium offers large bedrooms with accompanying full bathrooms, ensuring everyone enjoys their own private space. The thoughtful design and attention to detail extend to every corner of this remarkable property. The barndominium's enormous garage provides extensive room for vehicles, recreational equipment, and storage needs. While this place is an amazing property to call home, if you decide to take advantage of the business opportunities it brings then you will not be disappointed with the outcome! For one month, electricity has been as low as \$64! The internet costs \$55 a month and the gas fluctuates around \$30. When the property is not being used, it is lower than \$200 in utilities to keep it up and running. The profit coming from AirB&B out to others couldn't get any better with these low expenses. In addition to its exceptional living spaces, the property features a nice pond near the home. Further into the property, you'll find another part of a pond, enhancing the natural beauty of the land and offering additional recreational possibilities and water source. This property not only provides a luxurious and comfortable place to call home but also offers unparalleled hunting opportunities and the chance to create lasting memories in the great outdoors. Located just 10 +/- minutes from Wanette and a convenient 40 +/- minutes from Norman, this property strikes the perfect balance between privacy and accessibility to modern amenities. Don't miss the chance to make this extraordinary property your own and embark on a journey of a place to call home and create unforgettable hunting experiences. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



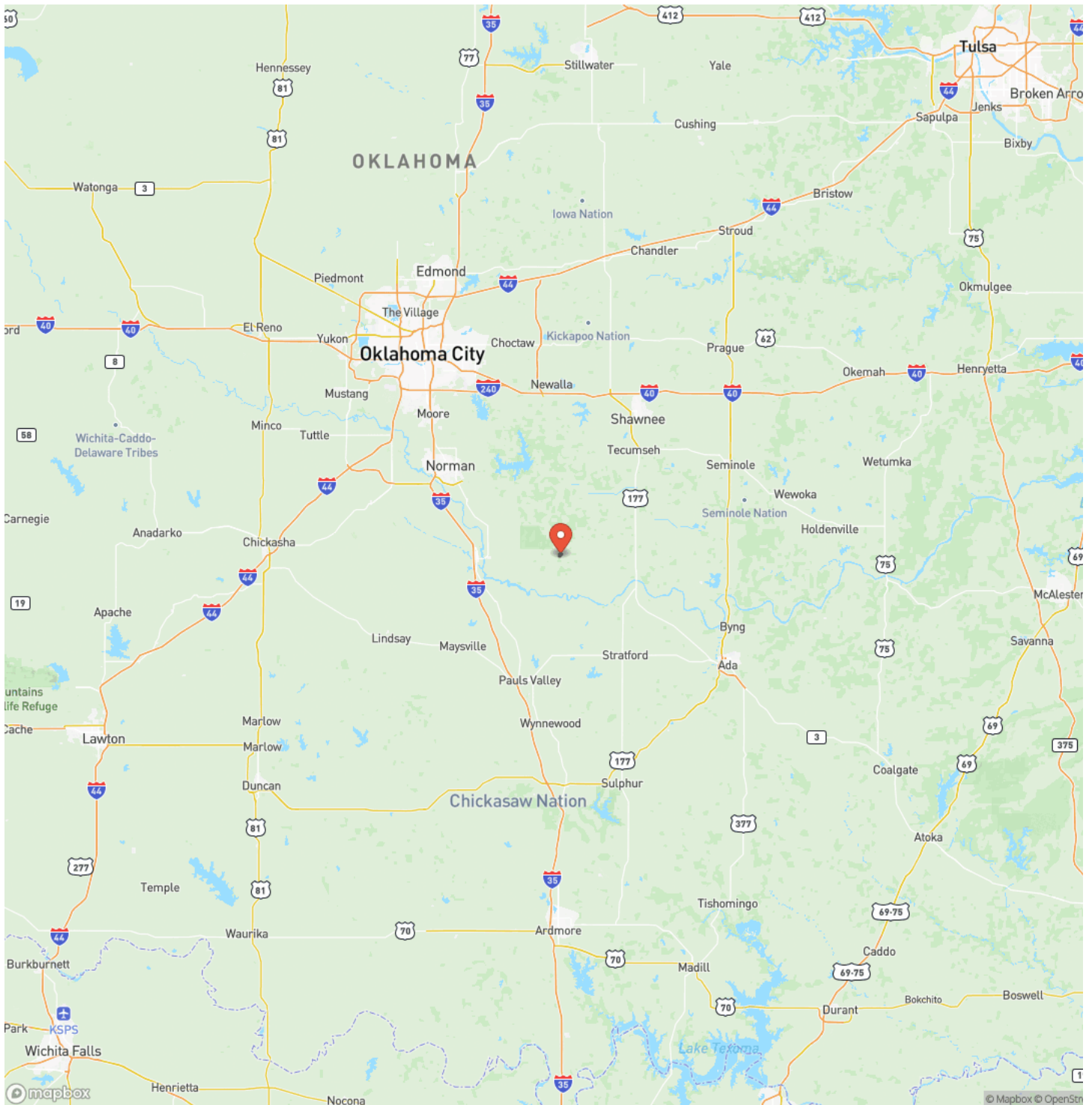
Custom Barndominium Hunting Farm
Wanette, OK / Pottawatomie County



Locator Map



Locator Map



Satellite Map



Custom Barndominium Hunting Farm Wanette, 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

[illegible]

MORE INFO ONLINE:

www.arrowheadlandcompany.com

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, 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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