

Extraordinary Country Homesite
459-471 Research Rd
Lane, OK 74555

\$100,000
10± Acres
Atoka County



Extraordinary Country Homesite Lane, OK / Atoka County

SUMMARY

Address

459-471 Research Rd

City, State Zip

Lane, OK 74555

County

Atoka County

Type

Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

34.323135 / -96.007476

Acreage

10

Price

\$100,000

Property Website

<https://arrowheadlandcompany.com/property/extraordinary-country-homesite-atoka-oklahoma/29211/>



PROPERTY DESCRIPTION

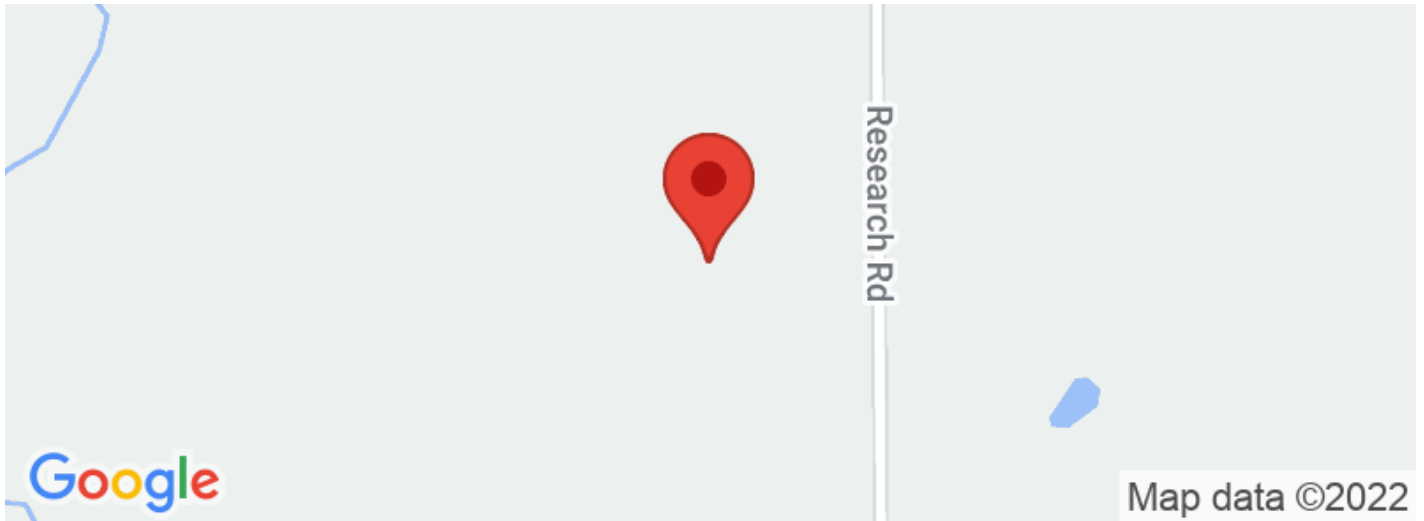
If you have been in the market for a place to build the home of your dreams, you have come across a phenomenal property for just that. Located just over 2 miles out of Lane, Oklahoma, this rural property provides you the chance to design your new home however you would like. Along with building your wonderful home, you have many recreational options that you can explore customizing the land to your liking. Towards the northwest corner is a tremendous place to build a pond. There you will see the land comes to a slight bowl giving you the perfect opportunity to build a berm with the extra dirt from the build. This pond could then be managed for exceptional fishing or swimming and all can be done in privacy with the family. It is also a great property to put horses on. There is plenty of space to have pasture space and a barn to provide food and shelter. You also have the opportunity to manage the land to acquire income. There is dirt and gravel road frontage that leads to a deadend. Along the road runs rural water and electricity. An entrance into the property will need to be built. If you are wanting to get out of the house and spend a weekend outdoors, McGee Creek State Park is only 14 miles from the property. There you will have the choice of all sorts of activities such as hiking, biking, boating, fishing, horseback riding, water skiing, and so much more. You are able to spend time making memories not only at your home but in the area too! The recreational opportunities for your family to make memories on this property are right at your disposal. Whether you want to enjoy a cup of coffee on your front porch as the sunrises, watch the deer feed in the evenings as the sun sets, or look up at the Oklahoma stars at night in front of a fire with family, this property allows you a place you and your family can always call home. If you were looking for just a bit more acreage, don't be too quick to look past this amazing chance. There is a possibility that more acreage could become available that will add to the property that your family can create everlasting memories on. If you are interested in viewing the property or have any questions, please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



Extraordinary Country Homesite Lane, OK / Atoka County



Locator Maps



Aerial Maps



Extraordinary Country Homesite
Lane, OK / Atoka County

LISTING REPRESENTATIVE

For more information contact:



Representative

Andrew Schultz

Mobile

(405) 415-5977

Email

andrew.schultz@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES



NOTES

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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