

**Income Property with Endless Potential**  
740273 S. Highway 18  
Agra, OK 74824

**\$149,000**  
4± Acres  
Lincoln County



## Income Property with Endless Potential Agra, OK / Lincoln County

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### **SUMMARY**

#### **Address**

740273 S. Highway 18

#### **City, State Zip**

Agra, OK 74824

#### **County**

Lincoln County

#### **Type**

Commercial, Recreational Land, Business Opportunity

#### **Latitude / Longitude**

35.937828 / -96.874385

#### **Acreage**

4

#### **Price**

\$149,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/income-property-with-endless-potential-lincoln-oklahoma/37553/>



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#### **PROPERTY DESCRIPTION**

PRICE REDUCED! Located along Highway 18 just north of the town of Agra, sits this 4.5 +/- acres zoned commercial, with unlimited potential. Situated on this property is a 30' x 35' steel frame shop with a 12" thick interior slab, and an additional 600 SQFt x 6" thick exterior slab. The interior of this shop features lights, a loft, and security system, making this a versatile work space. In addition to the shop and commercial acreage is a 1,500 square foot concrete pad with septic, water, and electric in place and ready for a manufactured home of your choice. In addition, there is an in-ground 6'x7' concrete storm shelter in place, bringing an additional level of comfort in times of uncertainty. The infrastructure is already in place with utilities and a full perimeter fence, including a 6' tall chain link fence along the highway. The large double entry gate and gravel circle drive allow large trucks and trailers to maneuver easily in and out of the property. This is a rare opportunity to purchase a commercially zoned property and start generating income quickly. If you are looking for a new location to bring your business or perhaps an investment opportunity, this property deserves a strong look. For more information, or to schedule a private showing, call Josh Claybrook ([918-607-1006](tel:918-607-1006)).

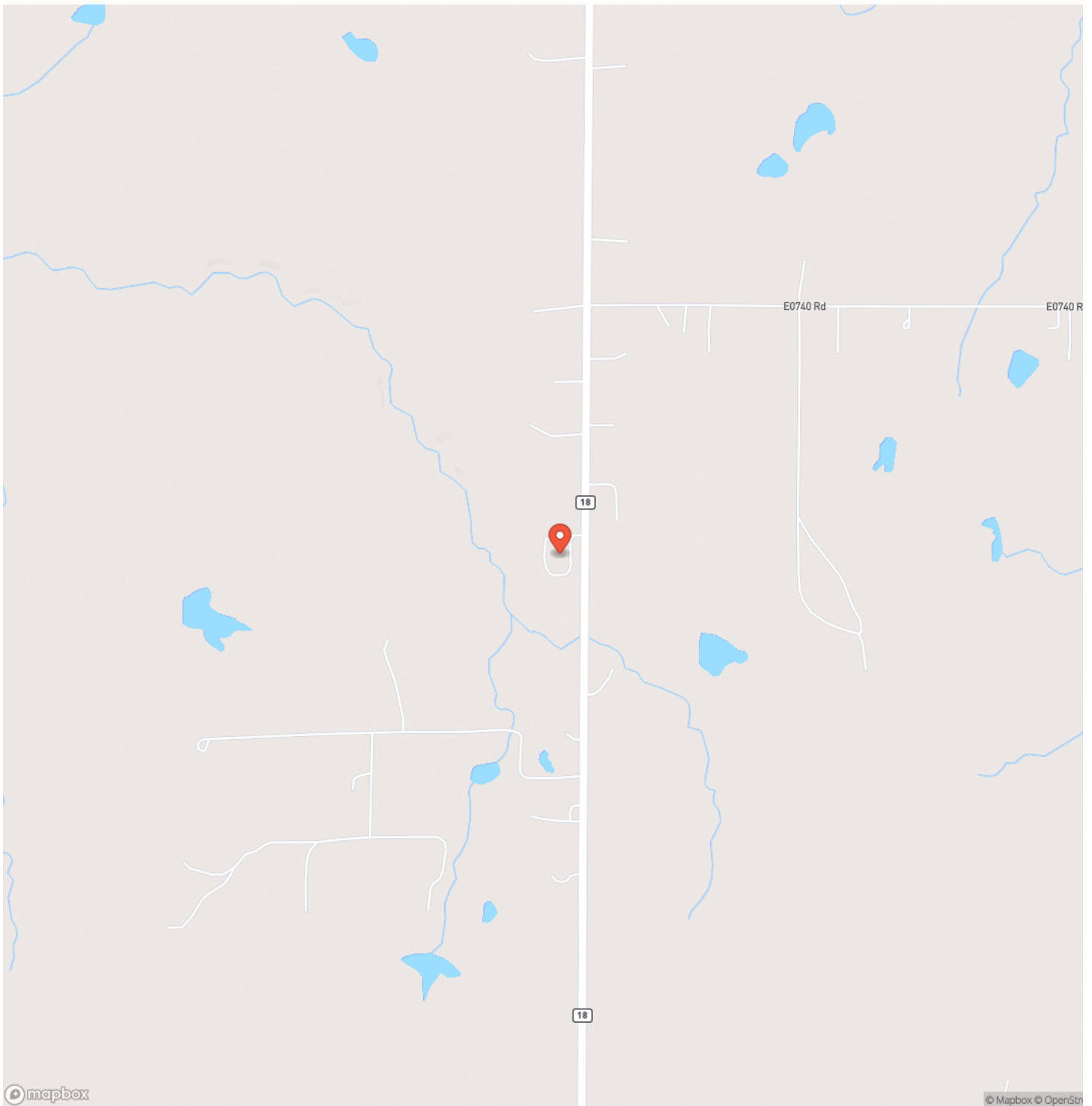


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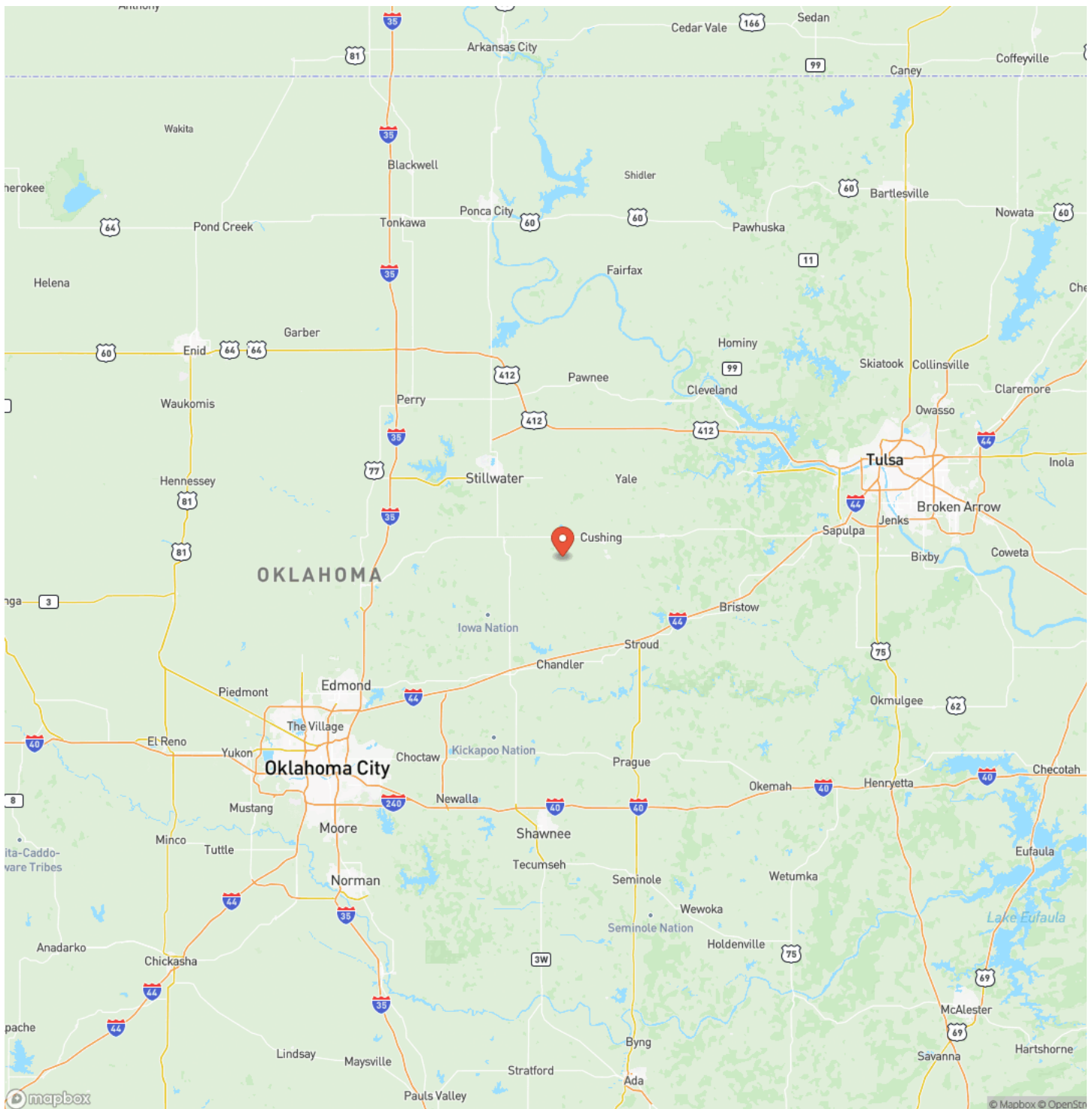
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## Locator Map



## Locator Map



## Satellite Map



## Income Property with Endless Potential

### Agra, OK / Lincoln County

## 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

[illegible]

**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://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, 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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**Arrowhead Land Company**  
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