

Immaculate Homestead on Pristine Acreage
980522 S HWY 99
Prague, OK 74864

\$959,600
64.470± Acres
Lincoln County



Immaculate Homestead on Pristine Acreage
Prague, OK / Lincoln County

SUMMARY

Address

980522 S HWY 99

City, State Zip

Prague, OK 74864

County

Lincoln County

Type

Hunting Land, Ranches, Recreational Land, Residential Property,
Horse Property, Single Family

Latitude / Longitude

35.586 / -96.662

Dwelling Square Feet

3714

Bedrooms / Bathrooms

4 / 2.5

Acreage

64.470

Price

\$959,600

Property Website

<https://arrowheadlandcompany.com/property/immaculate-homestead-on-pristine-acreage-lincoln-oklahoma/49074/>



Immaculate Homestead on Pristine Acreage Prague, OK / Lincoln County

PROPERTY DESCRIPTION

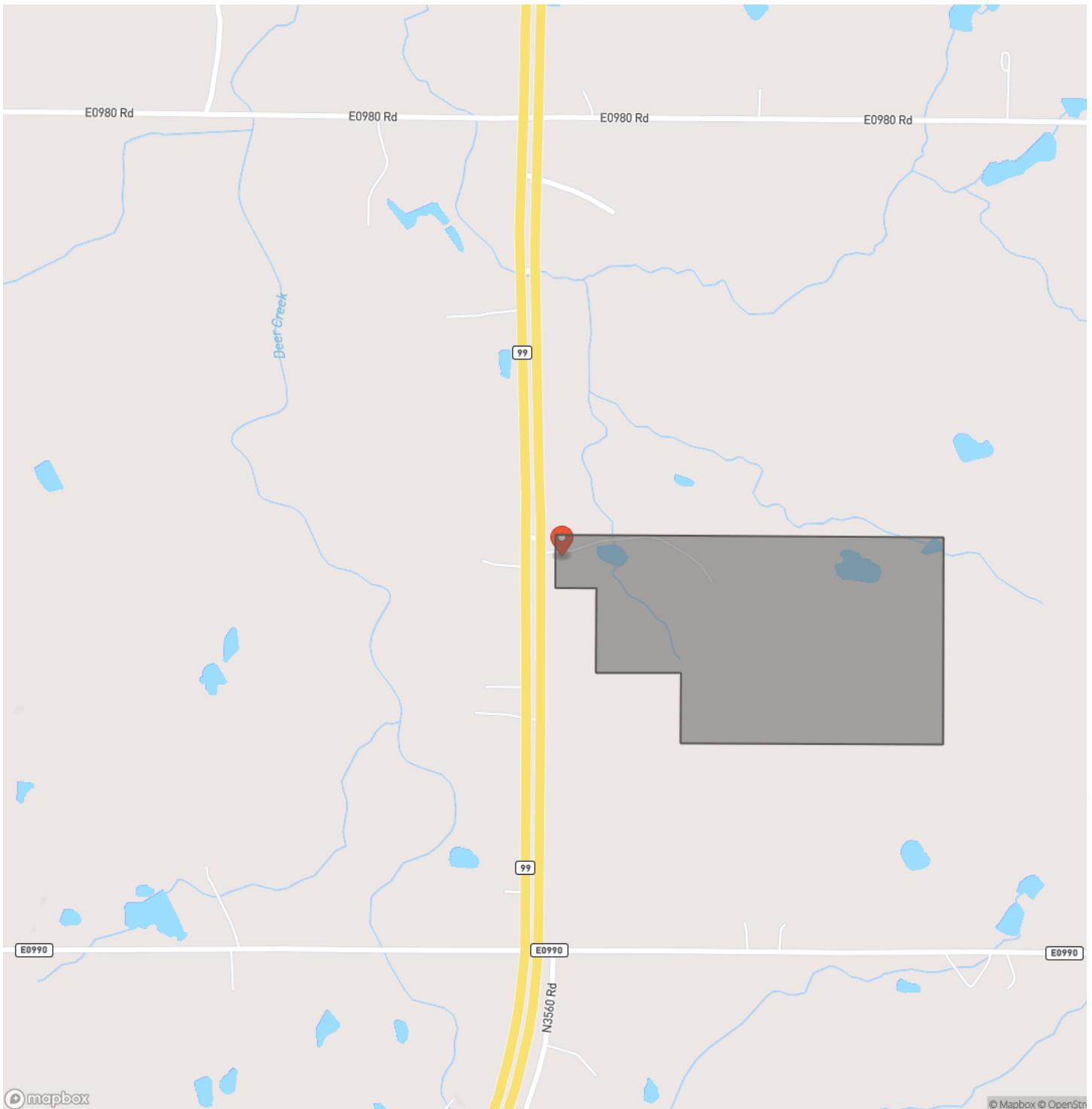
Situated conveniently off of HWY 99 sits one of the most well maintained immaculate homesteads in all of Lincoln County. This property has been taken care of at the highest levels of pride and there isn't a weed in a fence line or crooked post on the grounds. The home on the inside carries the same jaw dropping appearance and is paired to the country well with a touch of western cowboy influence. This 4 bedroom 2.5 bath 2 car garage home is trimmed with knotty alder wood and is full of well organized space. The large living room has a wonderful stone (gas lit) fireplace and an open floor plan for spending quality time with family. The master bedroom features a walk out door to the porch, spacious master bathroom with jacuzzi tub and standing tile shower, and large walk in closet space. There are two other guest bedrooms that share a jack n' jill bathroom as well as another guest bedroom with 4 custom built bunk beds. A large well lit office near the front entrance is a staple of this home and great for someone working from home. The eastward facing full length concrete porch is a great way to watch the sunrise with coffee and grill out in the shade during the hot summer sun. There is also a fully furnished ground storm cellar easily accessible on the back porch as well. A new aerobic septic system was installed in 2022 and functions as it should. The home sits over the top of a geothermal floor that is synced with the thermostat to greatly reduce heating and cooling cost. The HVAC heating and air conditioning units were replaced in 2023 and the roof was recently replaced in 2022 also. To the north of the wonderful home sits a recently built 30x40 shop complete with concrete floors, power shop door, and 220v/110v electrical hookups. This is great for housing the farm truck, tractor, mowers, and utv. The west side of the property has another 50/50 metal barn with sliding doors that is weather tight and great for storage, horse tack and equipment, or bulk feed storage. Looking out over the land, this property is perfect for someone who has a small cow calf operation or a stable full of horses. There is roughly 53.34 acres of organized grazing with well kept native grass and separate crab-grass pasture traps. The 7 acre trap near the working pens, squeeze chute, and stable is perfect for a rodeo arena or roping pens. All of the pastures have ample water and access to grazing. The northeast corner of the property has a great 1.75 acre food plot with a feeder and wet weather pond. Good whitetail deer numbers are found here coming from the section of raw land and habitat to the east. There is minimal to no hunting pressure on any of the neighboring properties. On the east fenceline there is a 100yd berm and dirt area that would be perfect for a well designed shooting range and safety backdrop. With no neighbors and the sound contained by the dirt berms and trees this would be a great place for some family fun and target shooting. Sitting just west of the house is a beautiful $\frac{3}{4}$ acre fishing pond that's a great place to watch the sun go down and wet a line. It's stocked with bass, bluegill, and channel catfish. East of the house near the livestock pens also sits the water well house, that produces at 25 gpm, and a leveled gravel pad with camper hookup. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Drew Palmer at [620-660-2355](tel:620-660-2355) Arrowhead Land Company listing agent.



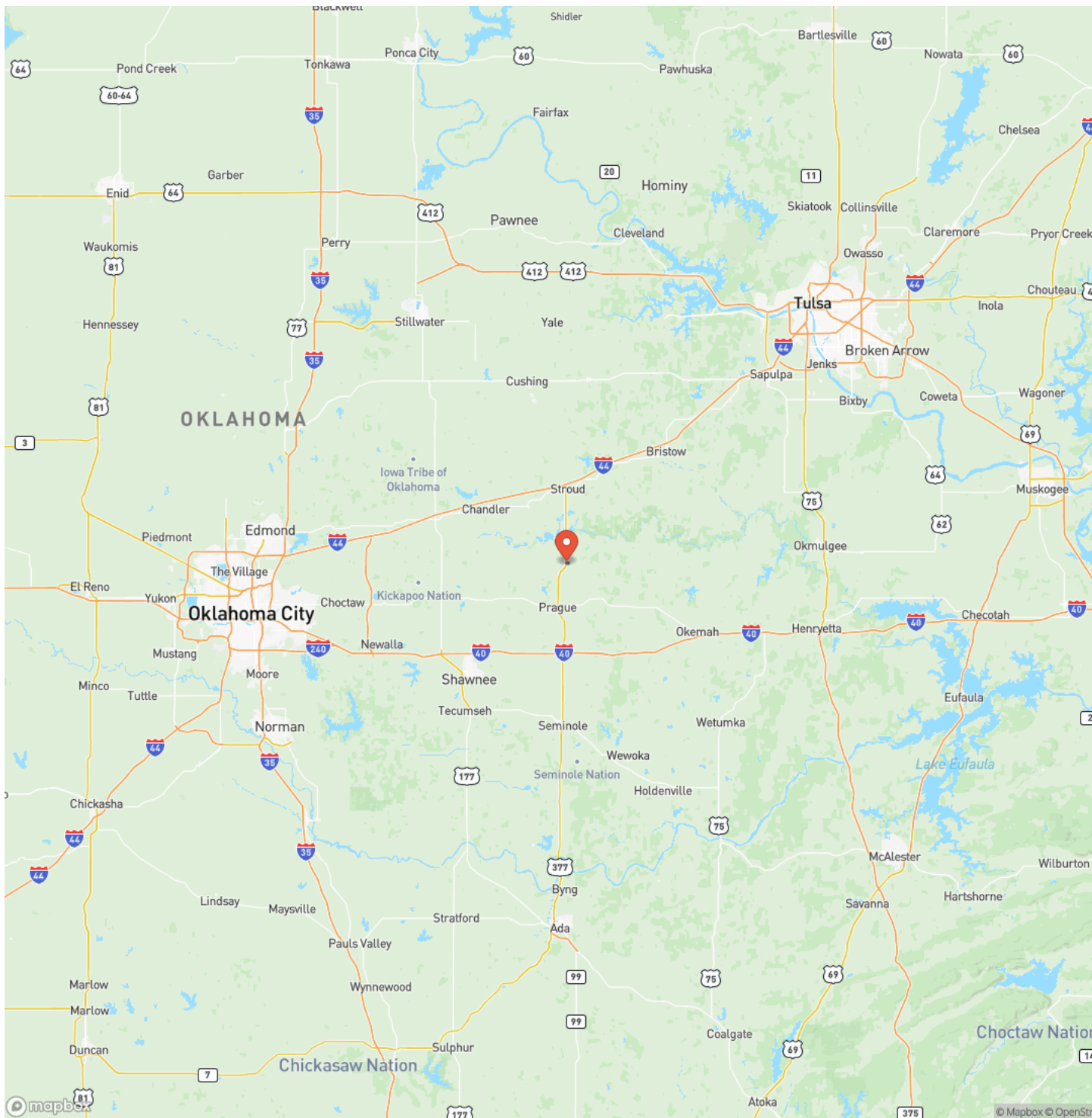
Immaculate Homestead on Pristine Acreage
Prague, OK / Lincoln County



Locator Map



Locator Map



Satellite Map



Immaculate Homestead on Pristine Acreage Prague, OK / Lincoln County

LISTING REPRESENTATIVE

For more information contact:



Representative

Drew Palmer

Mobile

(620) 660-2355

Email

drew.palmer@arrowheadlandcompany.com

Address

City / State / Zip

Kaw City, OK 74641

NOTES



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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

