

**Country Living Opportunity**  
Shawnee, OK 74801

**\$140,000**  
19.830± Acres  
Pottawatomie County



## Country Living Opportunity Shawnee, OK / Pottawatomie County

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### **SUMMARY**

**City, State Zip**

Shawnee, OK 74801

**County**

Pottawatomie County

**Type**

Farms, Hunting Land, Recreational Land,  
Undeveloped Land

**Latitude / Longitude**

35.18288 / -97.01965

**Acreage**

19.830

**Price**

\$140,000

**Property Website**

<https://arrowheadlandcompany.com/property/country-living-opportunity-pottawatomie-oklahoma/29783/>



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### **PROPERTY DESCRIPTION**

Located on a two lane paved road, this property offers the relaxation of living in the country with the perks of living within 20 minutes of a major city in Oklahoma. Positioned 5 miles south of Highway 9 allows for easy access to Tecumseh, Shawnee, or Norman. The front of the property is mostly open with the exception of a few cedars, making it the ideal location to build your dream home. A deep wet weather creek separates the open front from the thick oakwood timbers in the back. Electricity is easily available as well as having rural water in the area. If you have any questions or are interested in touring the property, please contact Jared Prewett at [\(580\) 399-2583](tel:5803992583).



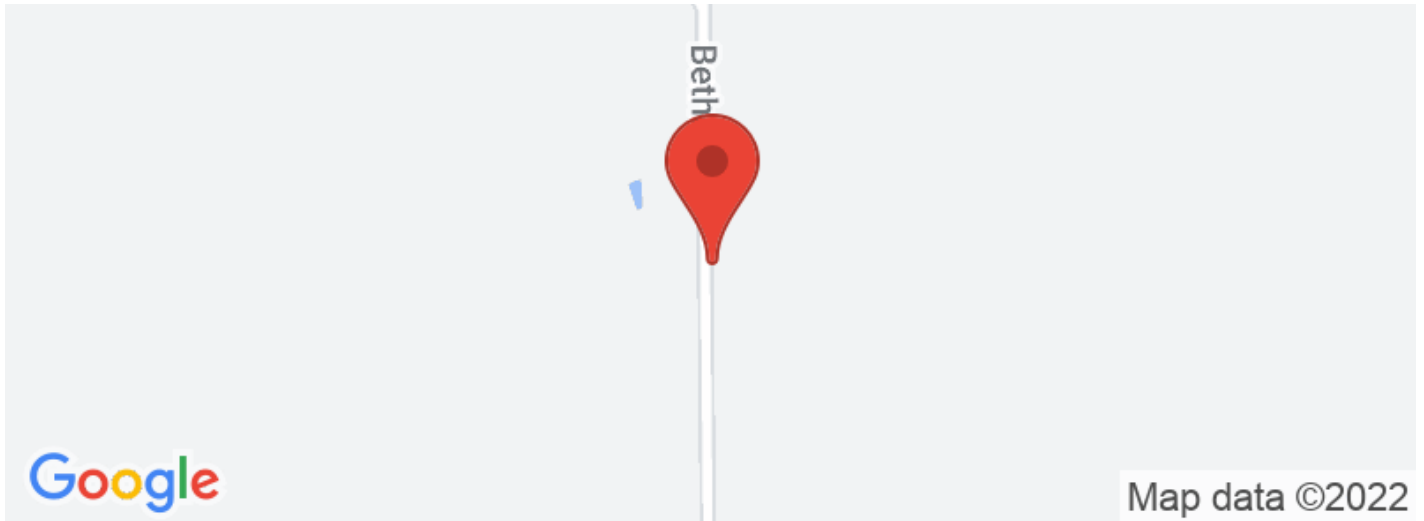


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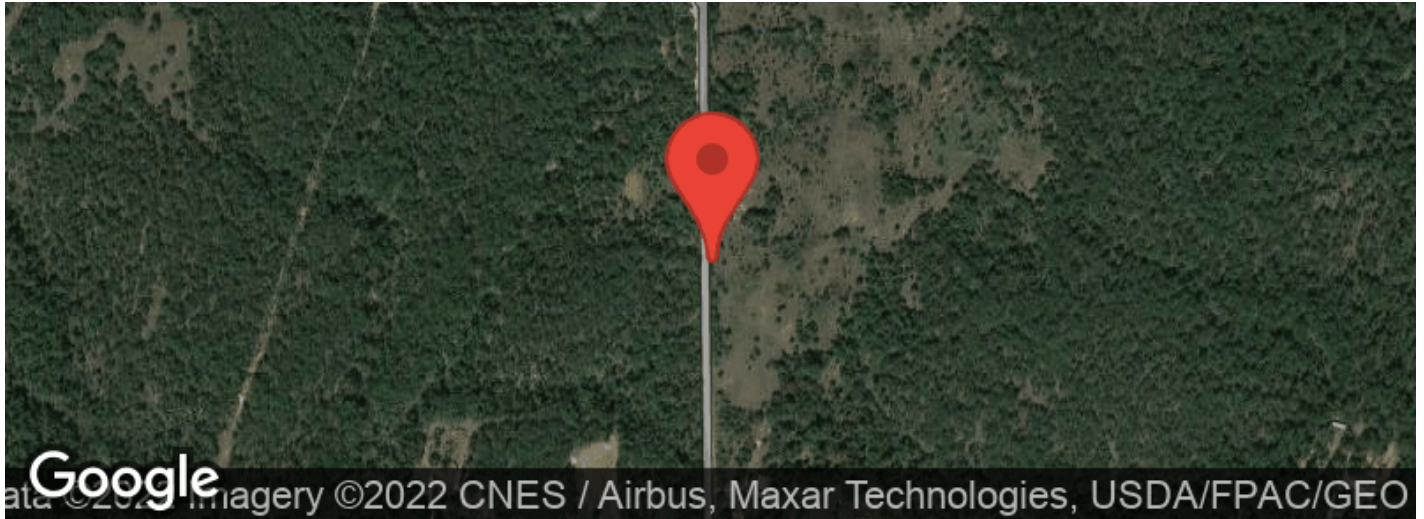


## Locator Maps





## Aerial Maps



**Country Living Opportunity**  
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**LISTING REPRESENTATIVE**

**For more information contact:**



**Representative**

Jared Prewett

**Mobile**

(580) 399-2583

**Email**

jared.prewett@arrowheadlandcompany.com

**Address**

**City / State / Zip**

Maud, OK 74854

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**NOTES**

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## 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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