

Lake Thunderbird Acreage
108th Ave NE
Norman, OK 73026

\$324,900
35± Acres
Cleveland County



Lake Thunderbird Acreage
Norman, OK / Cleveland County

SUMMARY

Address

108th Ave NE

City, State Zip

Norman, OK 73026

County

Cleveland County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.2367 / -97.2796

Acreage

35

Price

\$324,900

Property Website

<https://arrowheadlandcompany.com/property/lake-thunderbird-acreage-cleveland-oklahoma/35746/>



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PROPERTY DESCRIPTION

If you are looking for the ultimate lake house build location, this Cleveland County property could be the one for you. Located less than a minute north of Lake Thunderbird, it is in a phenomenal location for any lake lover. The property offers unmatched privacy with the towering oak timber that covers most of the landscape and a boat dock less than a mile down the road. It sits along a well maintained paved road in the Norman Public School District, is less than 10 miles from downtown Norman providing you with quick access to town, and off electricity and a water well onsite. The 35 acres of hardwood timber provide many potential home build locations, great wildlife habitat, and hunting opportunities. The recreational fun doesn't stop there, Lake Thunderbird State Park offers two marinas, nine boat ramps, two swim beaches, campgrounds, incredible fishing, an archery range, and public hunting lands that will keep you adventuring yearround. Bibbs Smokehouse BBQ is also just down the road along with a winery, and much more.

Whether you are looking to build your dream lake home or a cabin getaway, this is a property that you are not going to want to miss out on. 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:(918)978-9311).



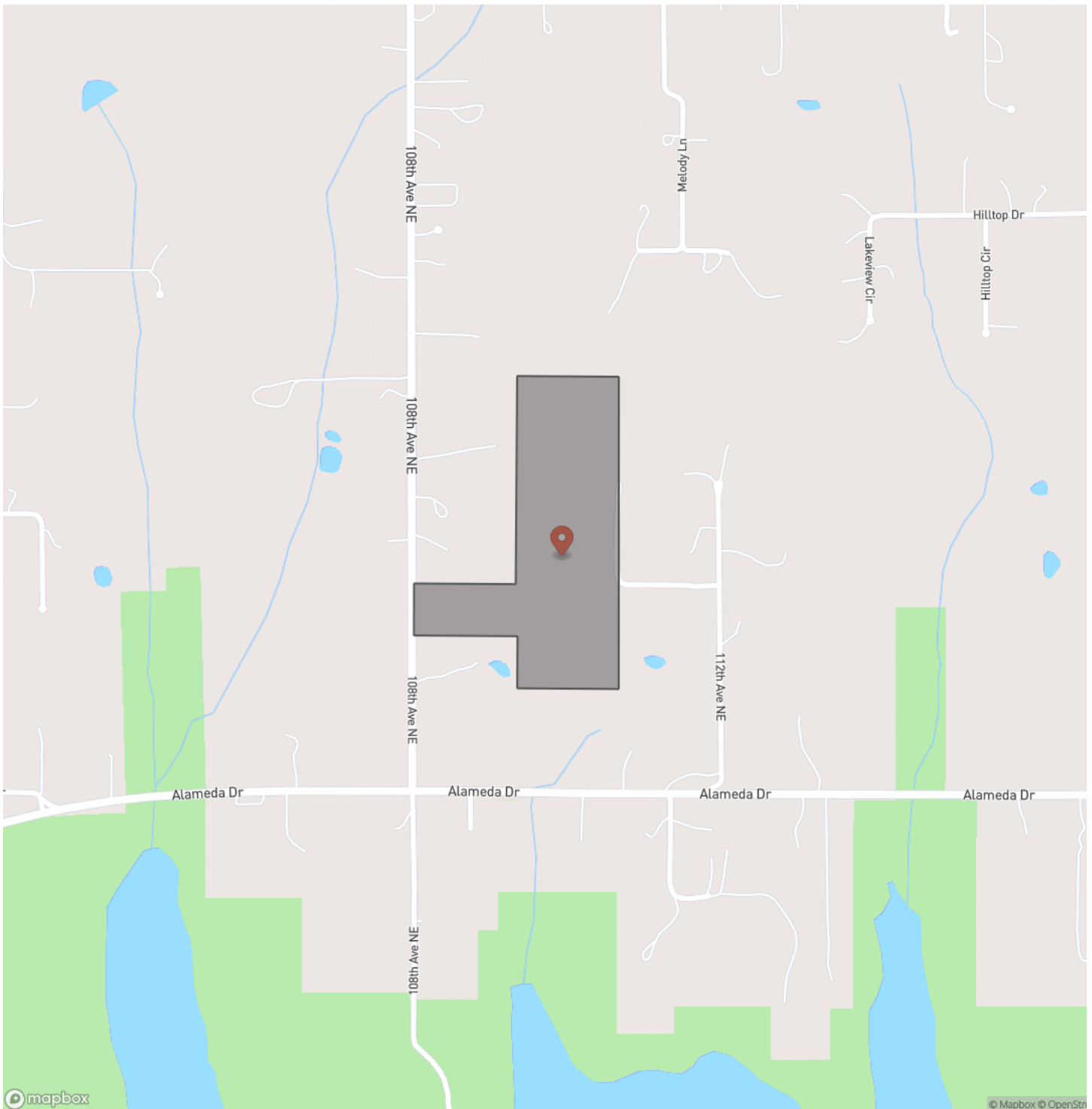
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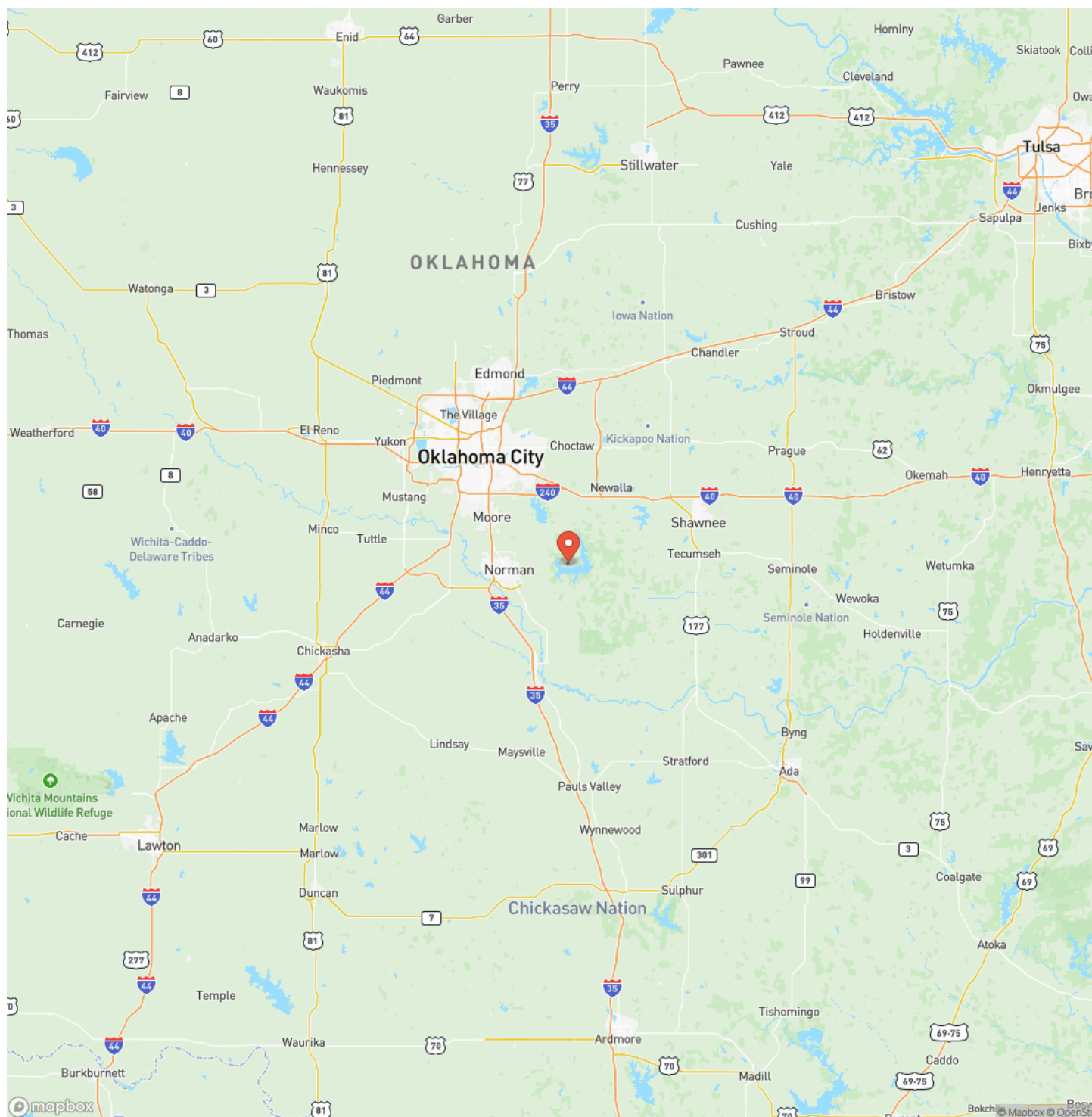
MORE INFO ONLINE:

www.arrowheadlandcompany.com

Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

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Address

City / State / Zip

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NOTES

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DISCLAIMERS

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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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