

Beautiful Bermuda Ranch
Moccasin Trail Rd, Tract 4
Prague, OK 74864

\$470,000
94± Acres
Pottawatomie County



Beautiful Bermuda Ranch Prague, OK / Pottawatomie County

SUMMARY

Address

Moccasin Trail Rd, Tract 4

City, State Zip

Prague, OK 74864

County

Pottawatomie County

Type

Farms, Hunting Land, Ranches

Latitude / Longitude

35.439165 / -96.783076

Acreage

94

Price

\$470,000

Property Website

<https://arrowheadlandcompany.com/property/beautiful-bermuda-ranch-pottawatomie-oklahoma/31199/>



PROPERTY DESCRIPTION

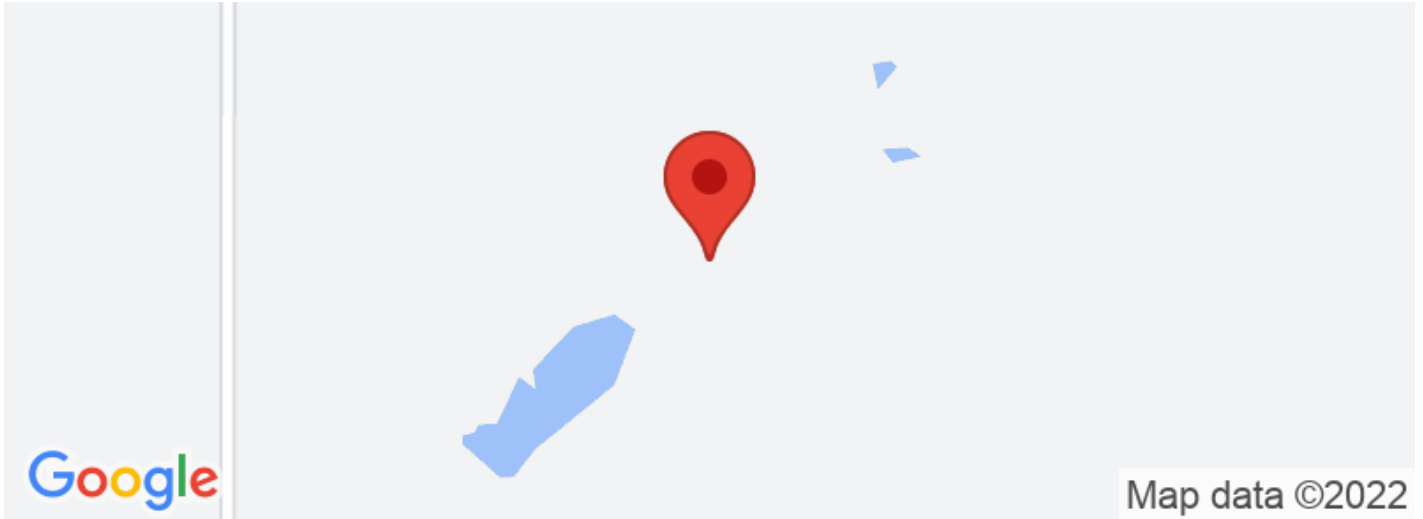
The opportunities that come with this tract are truly amazing! This land brings so much variety and is definitely a multi-use property. The east side of the property is a long open bermuda grass pasture that can be baled or grazed. With that, there are two small drinker ponds for wildlife or livestock north of the open pasture. There is excellent paved road frontage and electricity that runs along the road allowing you the option to build your dream home on this beautiful 94 acres +/- . Rural water also runs along the road. Upon passing through the gate that splits down the middle of the tract, you are presented with a gorgeous pond, which will be an excellent water source for wildlife, livestock and will even have some ducks and geese on it from time to time. The pond is very accessible, making fishing it super convenient. Towards the front of the property, there is an open-shed to store any equipment or vehicles and a small grain bin. Great properties in this location do not come up in this market everyday! On the southwest side of the property, there is another pond. The southwest portion of the property is also a location on the property that would give you the potential to build. The property is only 10.5 miles +/- from Prague and 15.5 miles +/- from Shawnee. If you want to take a break from the country, you can visit Oklahoma City which is only 47.3 miles +/- away or Tulsa which is 79 miles +/- away. If you are interested in a private showing or have any questions, please call Will Bellis at [\(918\) 978-9311](tel:9189789311).



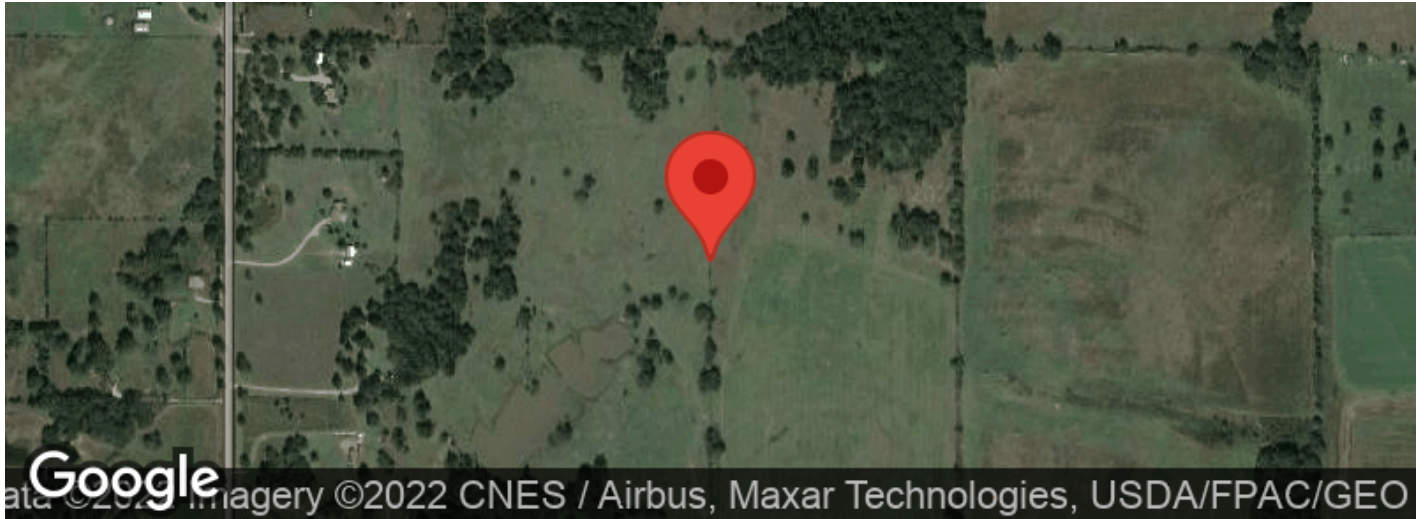
**Beautiful Bermuda Ranch
Prague, OK / Pottawatomie County**



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

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Address

City / State / Zip

Kellyville, OK 74039

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 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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