

Porter Ranch & Build Opportunity
00 N4240 Rd
Porter, OK 74454

\$683,820
75.980± Acres
Wagoner County



Porter Ranch & Build Opportunity
Porter, OK / Wagoner County

SUMMARY

Address

00 N4240 Rd

City, State Zip

Porter, OK 74454

County

Wagoner County

Type

Farms, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

35.8438 / -95.4679

Acreage

75.980

Price

\$683,820

Property Website

<https://arrowheadlandcompany.com/property/porter-ranch-build-opportunity-wagoner-oklahoma/111653/>



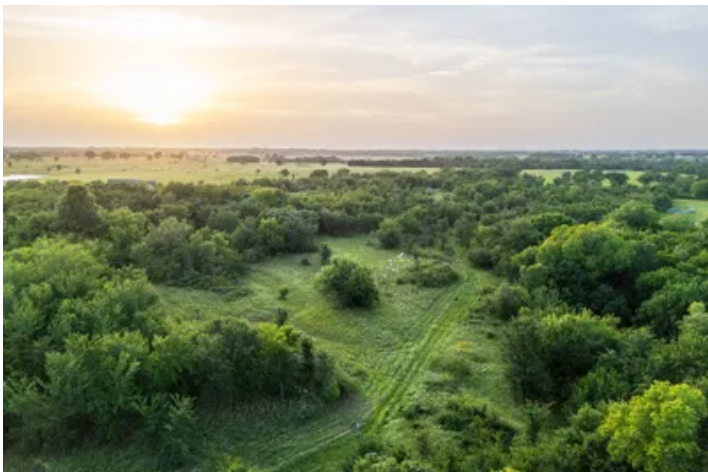
Porter Ranch & Build Opportunity Porter, OK / Wagoner County

PROPERTY DESCRIPTION

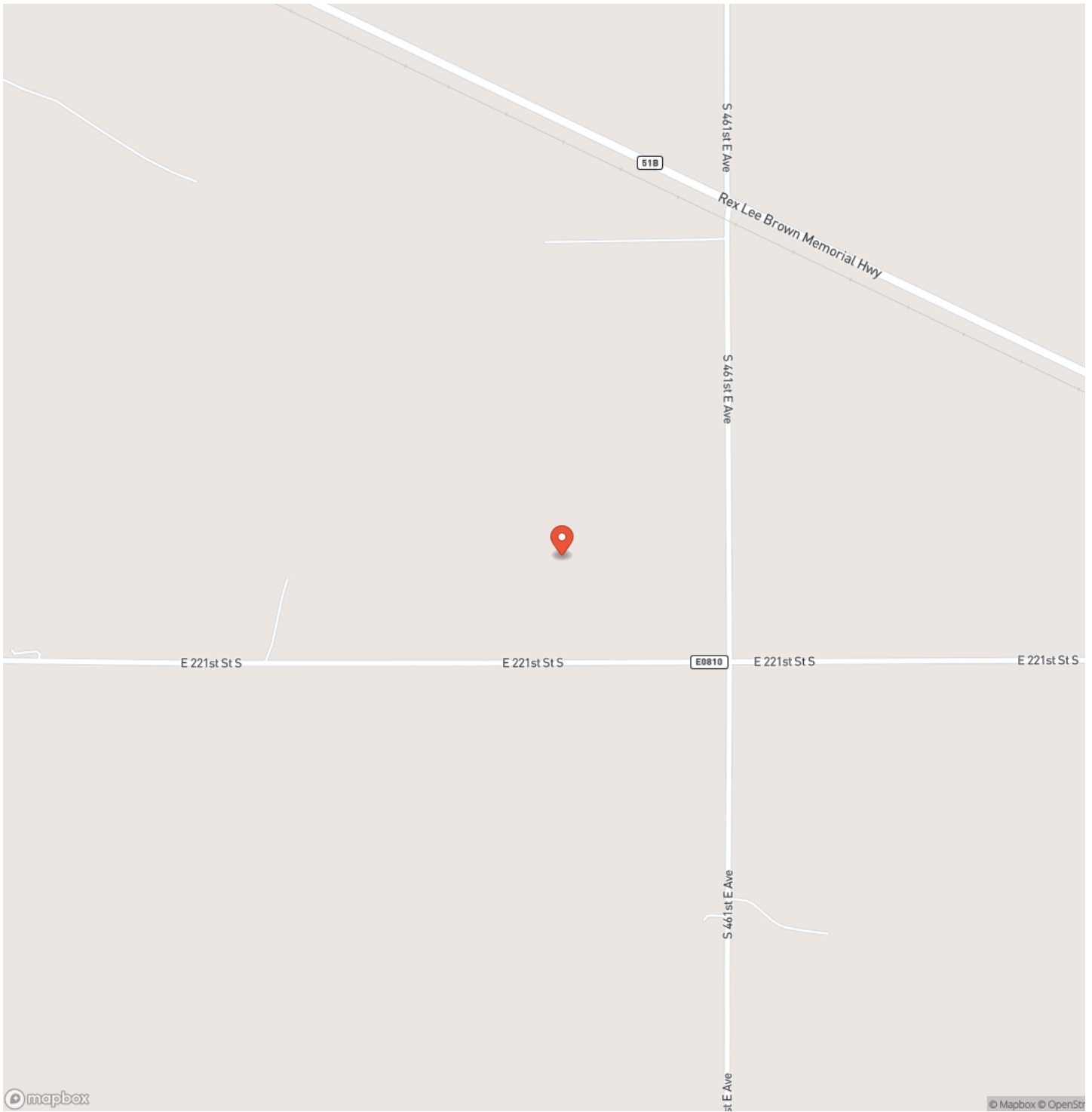
Located near Porter in Wagoner County, Oklahoma, this 75.98+/- acre property offers a beautiful country setting with the space and versatility to fit a variety of needs. A mix of open pasture and scattered timber creates an attractive layout, while the flatter terrain provides multiple excellent locations to build a home, shop, or ranch headquarters. Entering through the gated entrance, you'll find wide-open grass pastures with plenty of usable ground. The property is fully fenced and includes some existing cross fencing, making it ready for cattle, horses, or other livestock. The current layout also provides the opportunity to divide the pasture into additional grazing areas for rotational use if desired. A nice pond on the east side of the property serves as a dependable water source for livestock and wildlife. Scattered timber pockets provide shade, privacy, and wildlife habitat, while an established ATV trail system makes it easy to explore and access every part of the property. Whether you're enjoying the outdoors or checking livestock, the property's layout makes getting around simple. With road frontage on two sides and the Muskogee Turnpike just a few miles away, you'll enjoy the peace of country living without giving up easy access to nearby towns. Existing homes throughout the area also make this an attractive location for anyone looking to build on acreage. All utilities are available, making this property ready for future improvements. Conveniently located just 20+/- minutes from Muskogee, Fort Gibson, and Coweta, and 35+/- minutes from Broken Arrow, this property offers the perfect balance of rural living and accessibility. Whether you're looking to build, expand a livestock operation, or simply enjoy a beautiful piece of Oklahoma countryside, this Wagoner County property is ready for its next owner! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Zac Williams at [\(918\) 261-6094](tel:9182616094).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

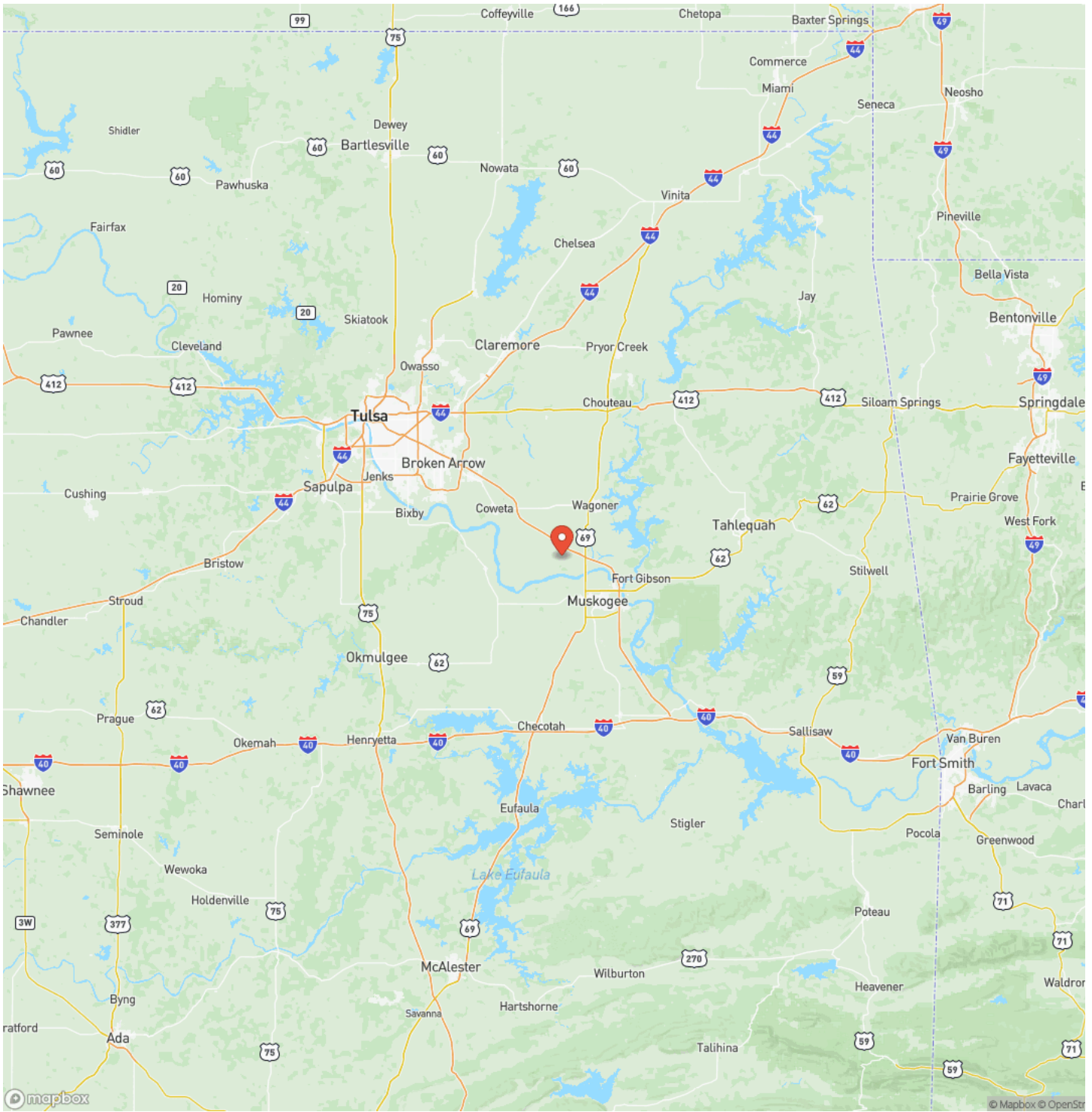
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Locator Map



Locator Map



Satellite Map



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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