

Prime Homesite Opportunity with Utilities
N 3300 Rd, Lot 8
Wanette, OK 74878

\$80,000
10.450± Acres
Pottawatomie County



Prime Homesite Opportunity with Utilities Wanette, OK / Pottawatomie County

SUMMARY

Address

N 3300 Rd, Lot 8

City, State Zip

Wanette, OK 74878

County

Pottawatomie County

Type

Undeveloped Land, Hunting Land, Recreational Land, Lot

Latitude / Longitude

35.037929 / -97.12192

Acreage

10.450

Price

\$80,000

Property Website

<https://arrowheadlandcompany.com/property/prime-homesite-opportunity-with-utilities-pottawatomie-oklahoma/84752/>



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PROPERTY DESCRIPTION

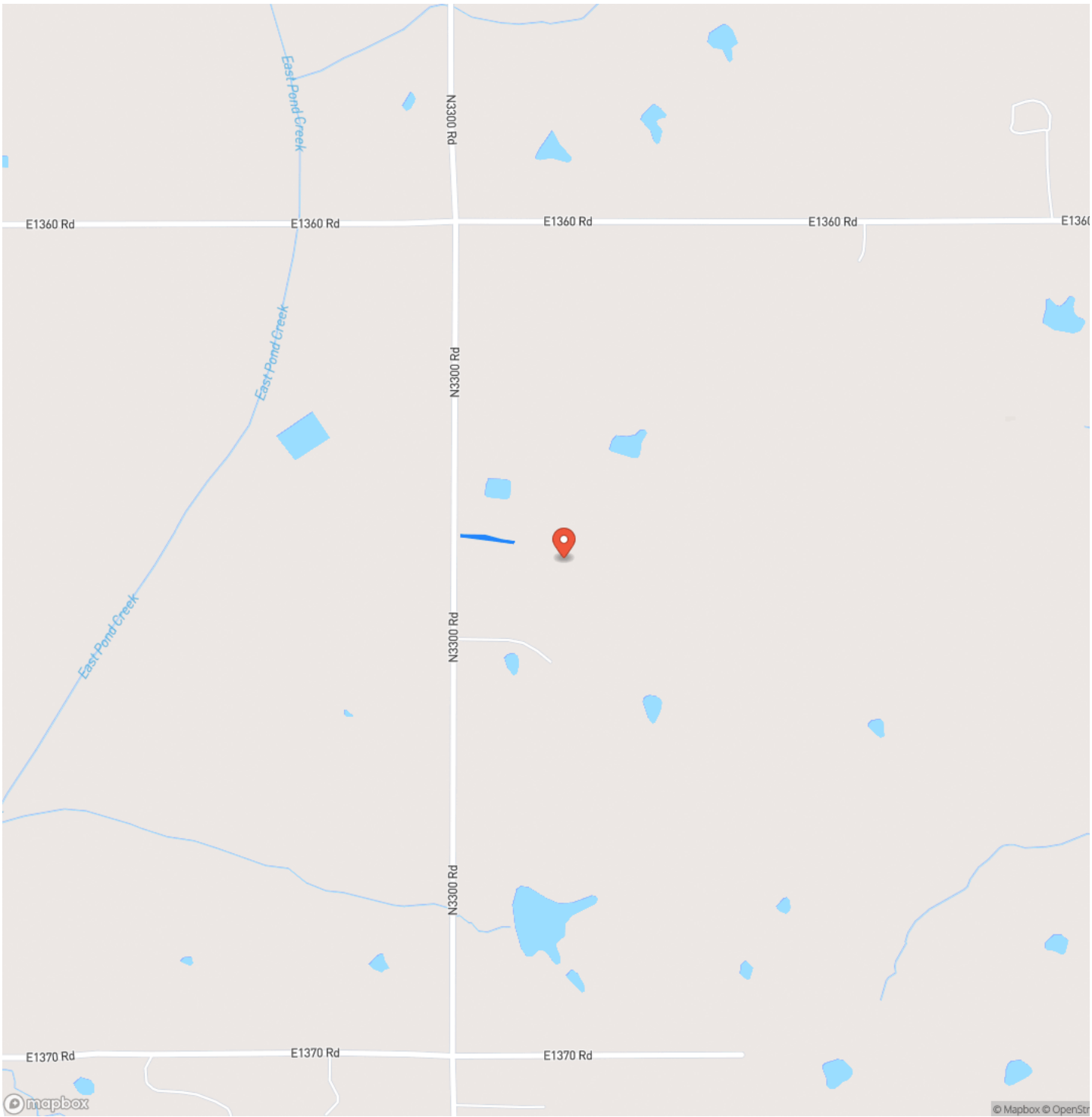
This 10.45+/-acre tract in Pottawatomie County, Oklahoma offers a great opportunity for a private homesite, recreational getaway, or small hunting property. The land features a mix of wooded areas and open clearings, providing a beautiful natural setting with both privacy and versatility. Whitetail deer are frequently seen on the property, making it a solid option for hunting or outdoor enjoyment. Electricity is already in place, and the property includes fencing and road frontage, adding to its convenience and development potential. Located just 20+/-minutes from Purcell, 40+/-minutes from Norman, and 58+/-minutes from Oklahoma City, this property also offers easy access to larger nearby cities. With the right vision, this property could be transformed into a peaceful rural residence or a manageable hunting property! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Josh Candelaria at [\(580\) 660-1167](tel:5806601167).

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.

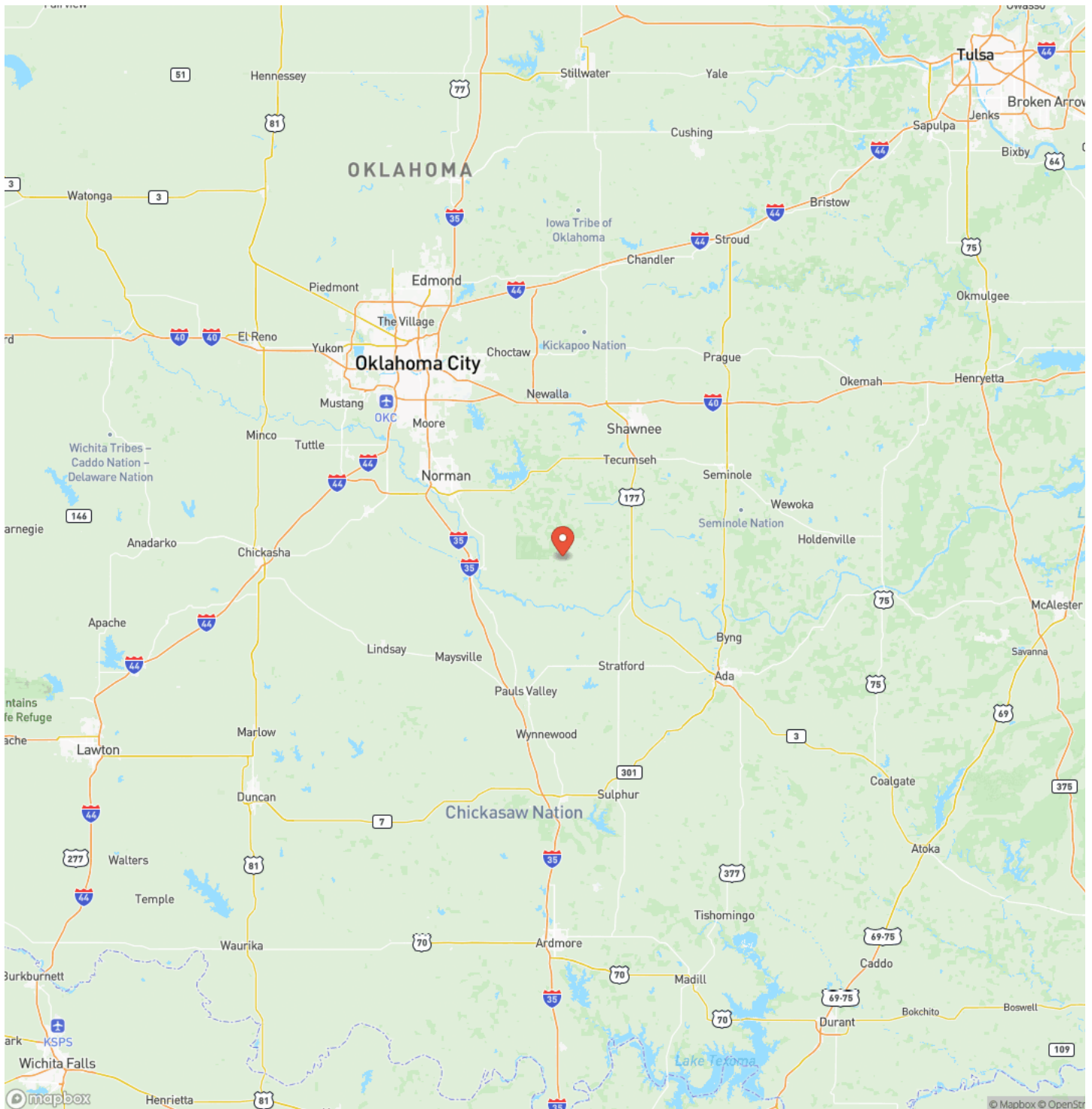
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Wanette, OK / Pottawatomie County



Locator Map



Locator Map



Satellite Map



Prime Homesite Opportunity with Utilities Wanette, OK / Pottawatomie County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Candelaria

Mobile

(580) 660-1167

Email

josh.candelaria@arrowheadlandcompany.com

Address

City / State / Zip

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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