

Special 40 Acre Timber Tract
E 770 Rd
Agra, OK 74824

\$158,000
40± Acres
Lincoln County



Special 40 Acre Timber Tract
Agra, OK / Lincoln County

SUMMARY

Address

E 770 Rd

City, State Zip

Agra, OK 74824

County

Lincoln County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.9004 / -96.8491

Acreage

40

Price

\$158,000

Property Website

<https://arrowheadlandcompany.com/property/special-40-acre-timber-tract-lincoln-oklahoma/31992/>



PROPERTY DESCRIPTION

PRICE REDUCED!! If you are in the market for a country home build site or a great recreational tract this Lincoln county property has the best of both worlds. Located just outside of Agra, it is in a great location for easy access to town but still has that secluded feel. Electricity is available on the south end, rural water is not far away, and a well maintained gravel road gives you easy access making this a great place to build your dream country home. The terrain consists of mostly cedar thickets with a wet weather creek flowing through the east side that is lined with some scattered hardwood timber. This creek would offer a potential opportunity to build a pond and a few small clearings would allow for grazing a few head of cattle or make great food plot locations. The thick cedars and creek bottoms provide deer with some great habitat and provide you with some great hunting opportunities.

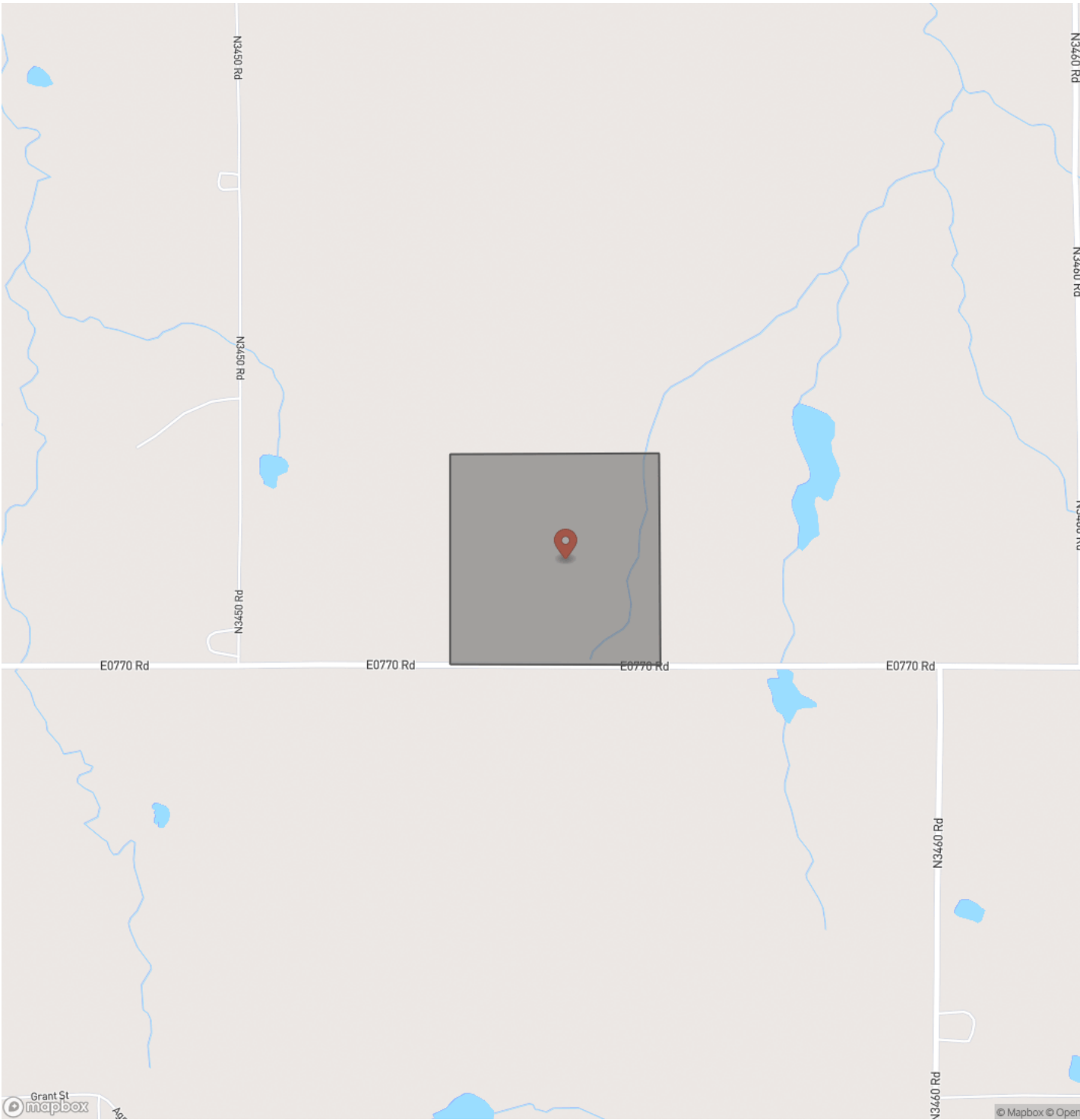
If you are looking to build your dream home or just looking for a great place to hunt, this is an opportunity that you do not want to miss out on. The property sits just 15+/- minutes from Cushing and 30+/- minutes from Stillwater. All showings are by appointment only, if you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



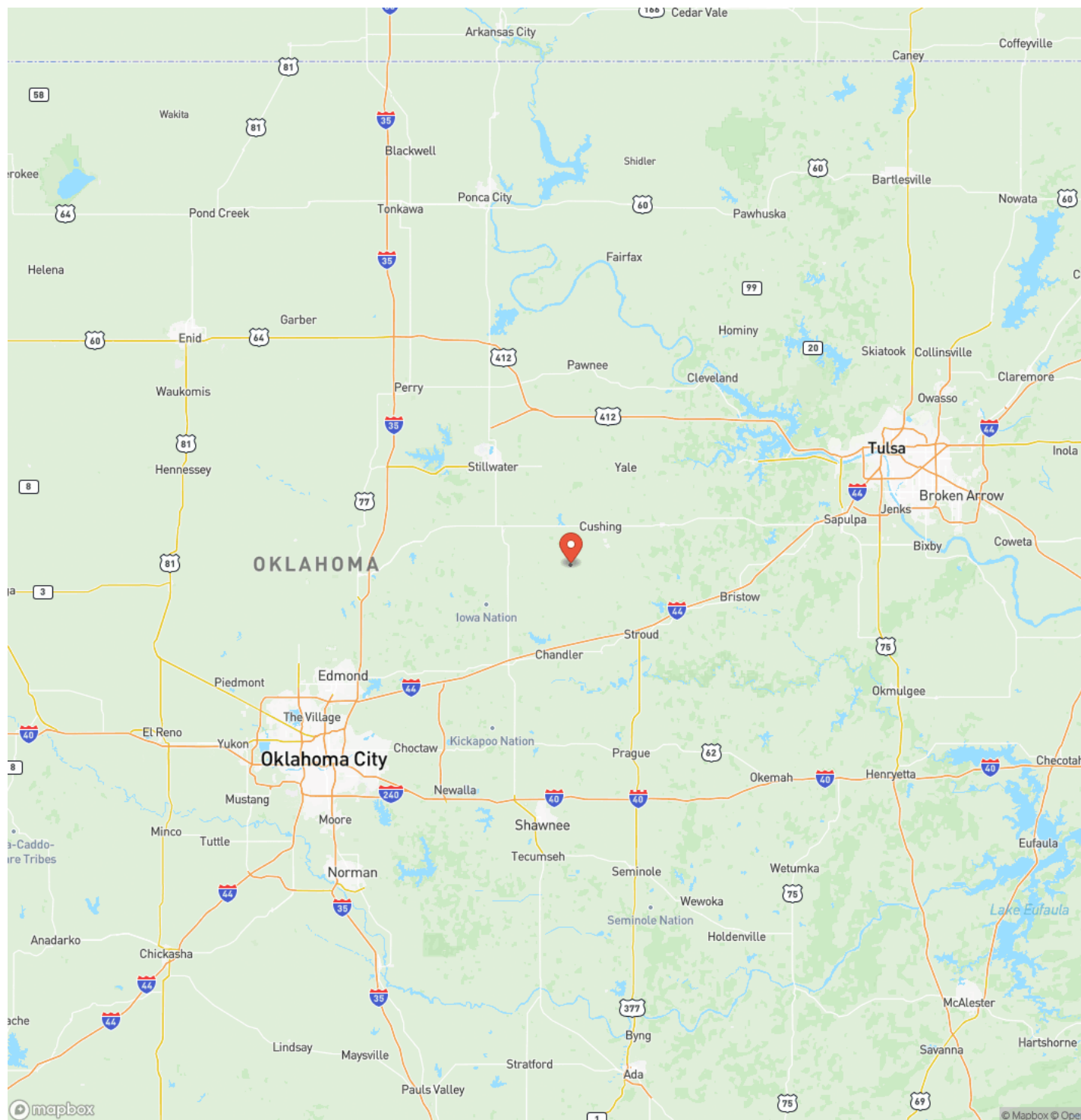
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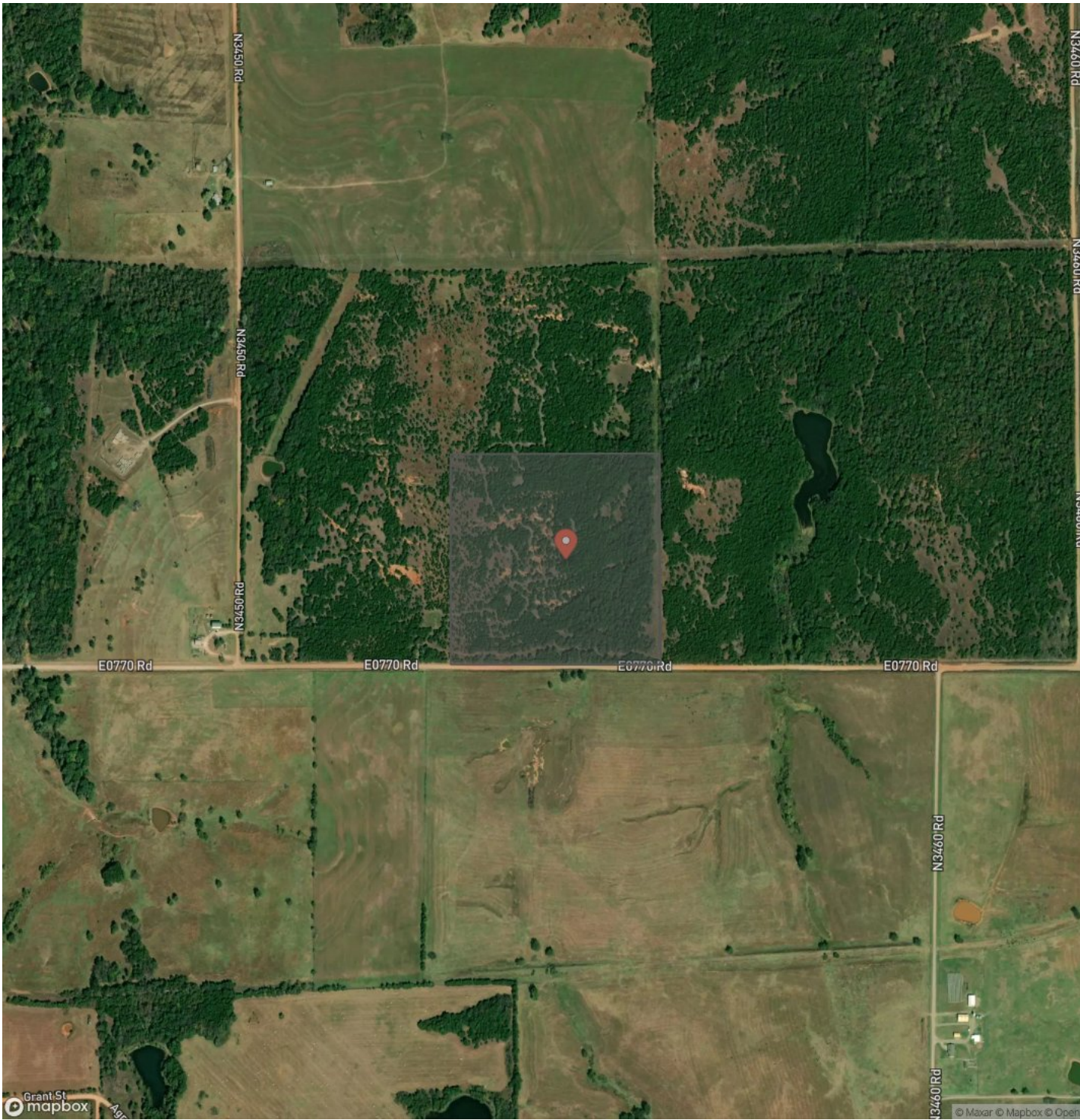
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Will Bellis

Mobile
(918) 978-9311

Office
(580) 319-2202

Email
will.bellis@arrowheadlandcompany.com

Address

City / State / Zip
Kellyville, OK 74039

NOTES



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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