

Multi-Use Acreage in a Great Location
N 3450 Rd
Agra, OK 74824

\$255,500
70± Acres
Lincoln County



Multi-Use Acreage in a Great Location
Agra, OK / Lincoln County

SUMMARY

Address

N 3450 Rd

City, State Zip

Agra, OK 74824

County

Lincoln County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.9036 / -96.8517

Acreage

70

Price

\$255,500

Property Website

<https://arrowheadlandcompany.com/property/multi-use-acreage-in-a-great-location-lincoln-oklahoma/31997/>



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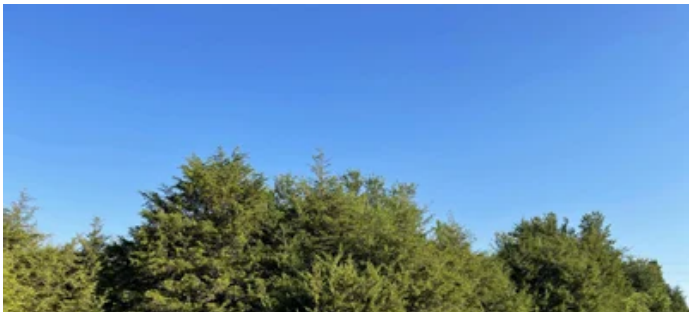
PROPERTY DESCRIPTION

PRICE REDUCED!! Whether you are in the market for a great recreational property or an addition to your cattle operation, this Lincoln county farm could be the one for you. Located just outside of Agra it is in a great location for easy access to town and a well maintained gravel road gives you easy access to the property. The terrain consists of mostly cedar thickets with some scattered hardwood timber and clearings with lush native grasses. If running cattle interests you, the clearing of cedar trees could make this property a phenomenal pasture that could sustain a sizable herd. If you are more into hunting these cedar trees provide a great habitat for deer and other wildlife. There are many potential food plot locations and several potential box blind locations that would give you an incredible vantage point this rifle season.

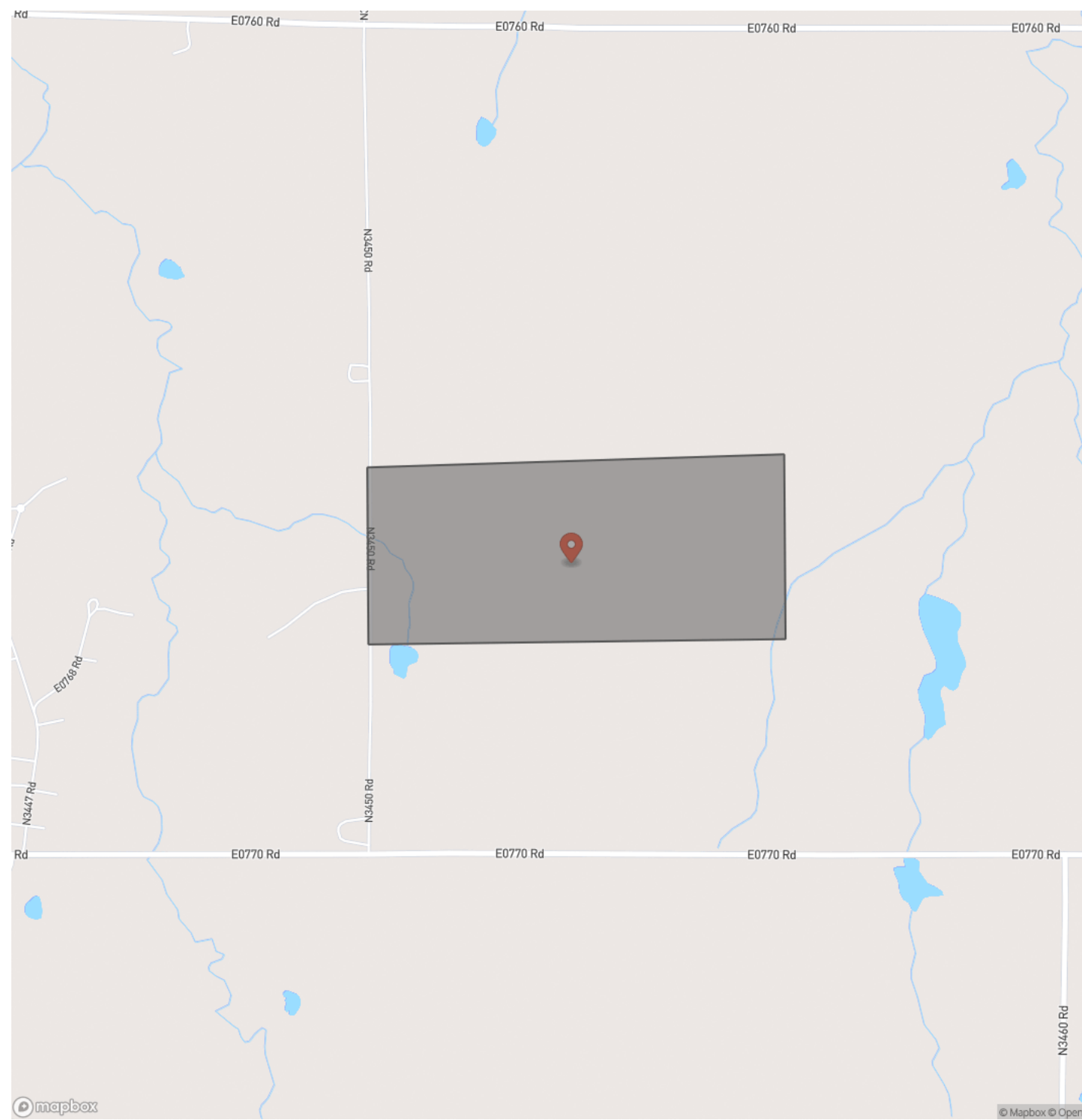
If you are looking for a great addition to your cattle operation or just looking for a great place to hunt, this is an opportunity that you do not want to miss out on. The property sits just 15+/- minutes from Cushing and 30+/- minutes from Stillwater. All showings are by appointment only, if you would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



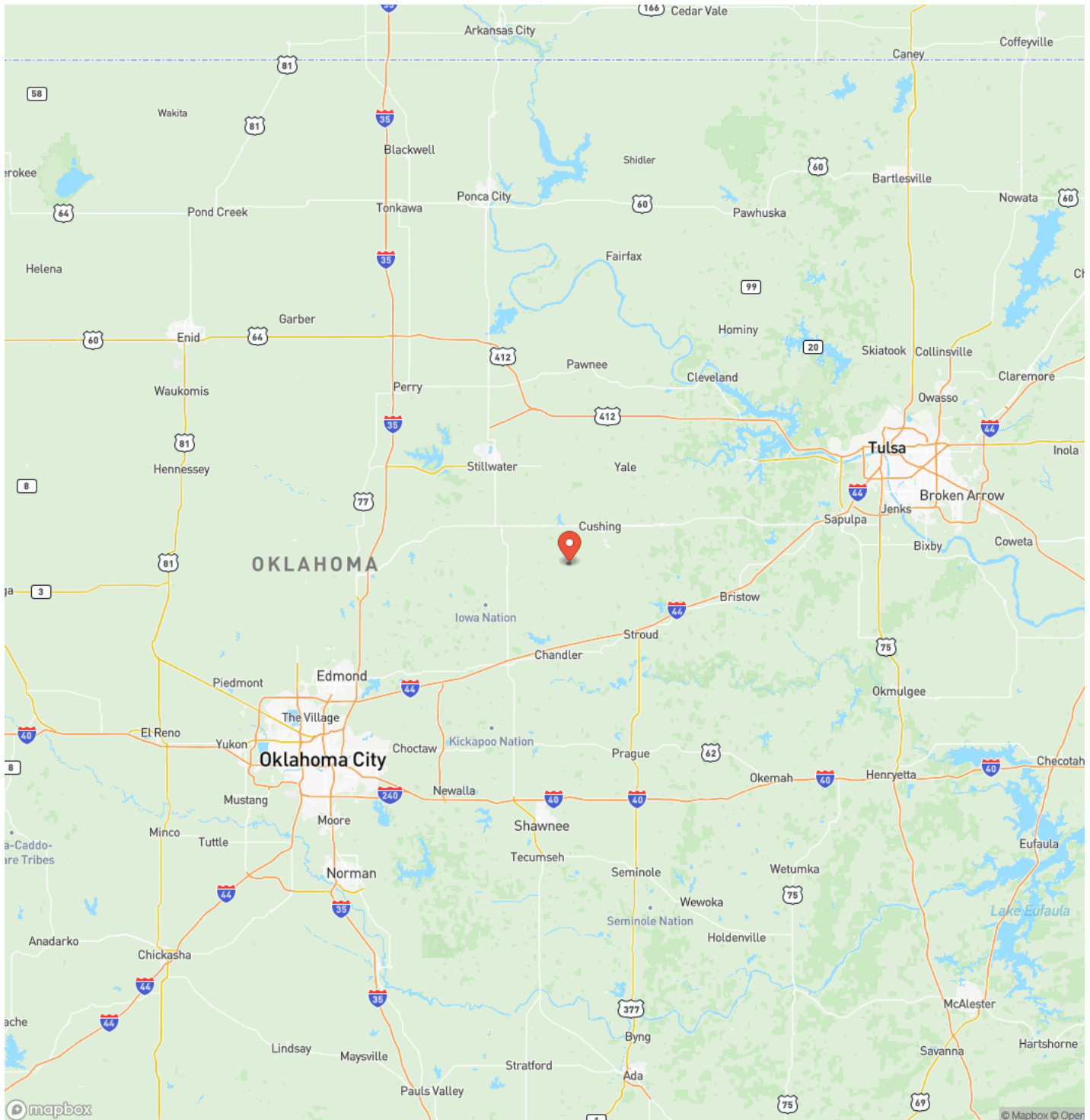
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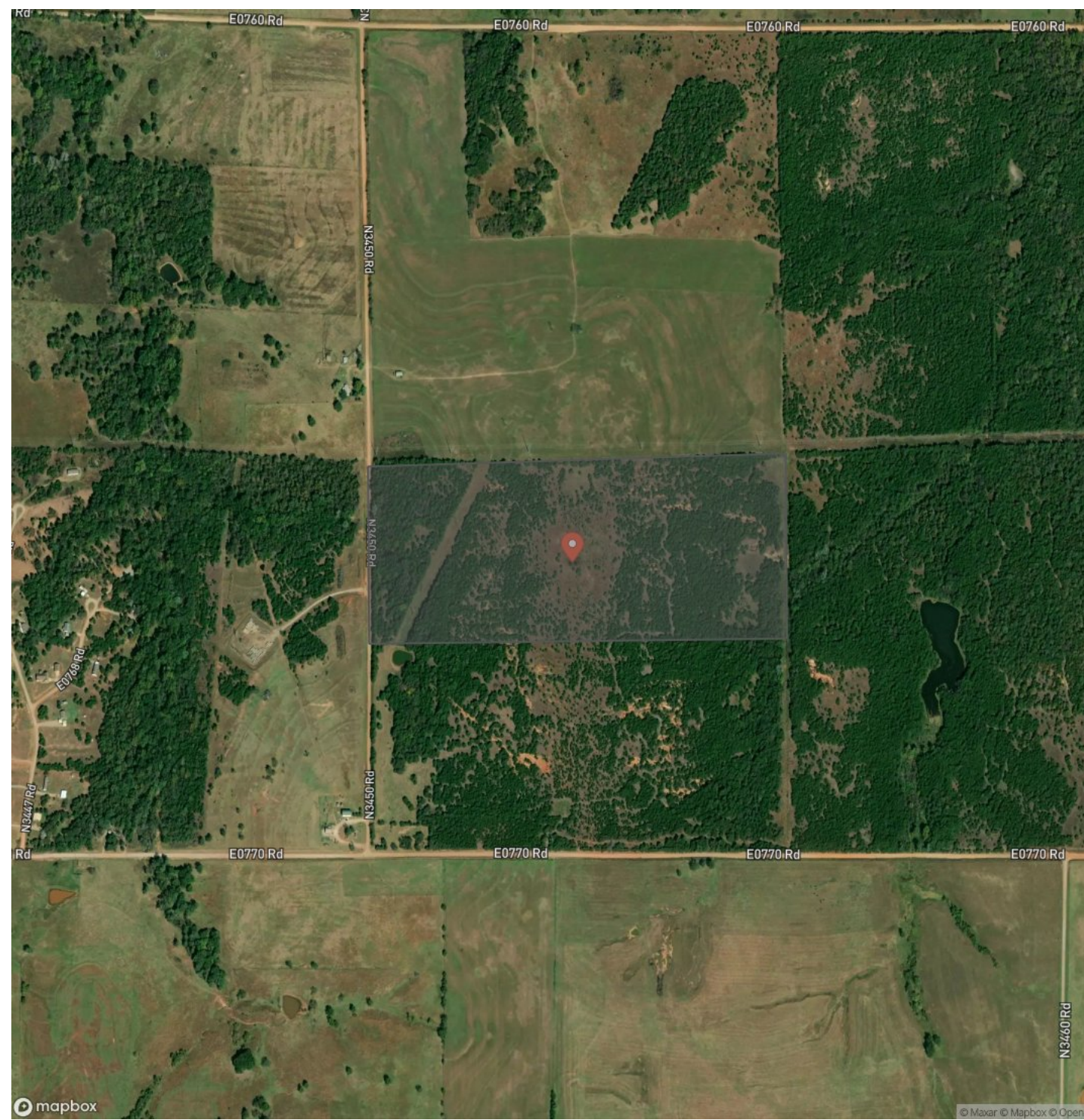
Locator Map



Locator Map



Satellite Map



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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 single sheet of white paper with horizontal blue 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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

