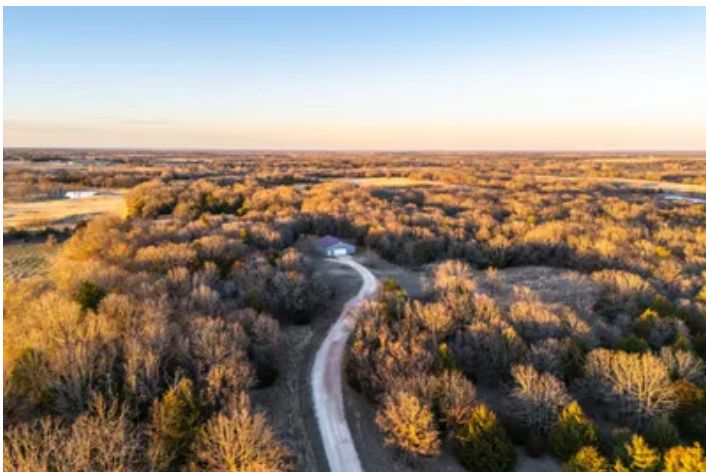
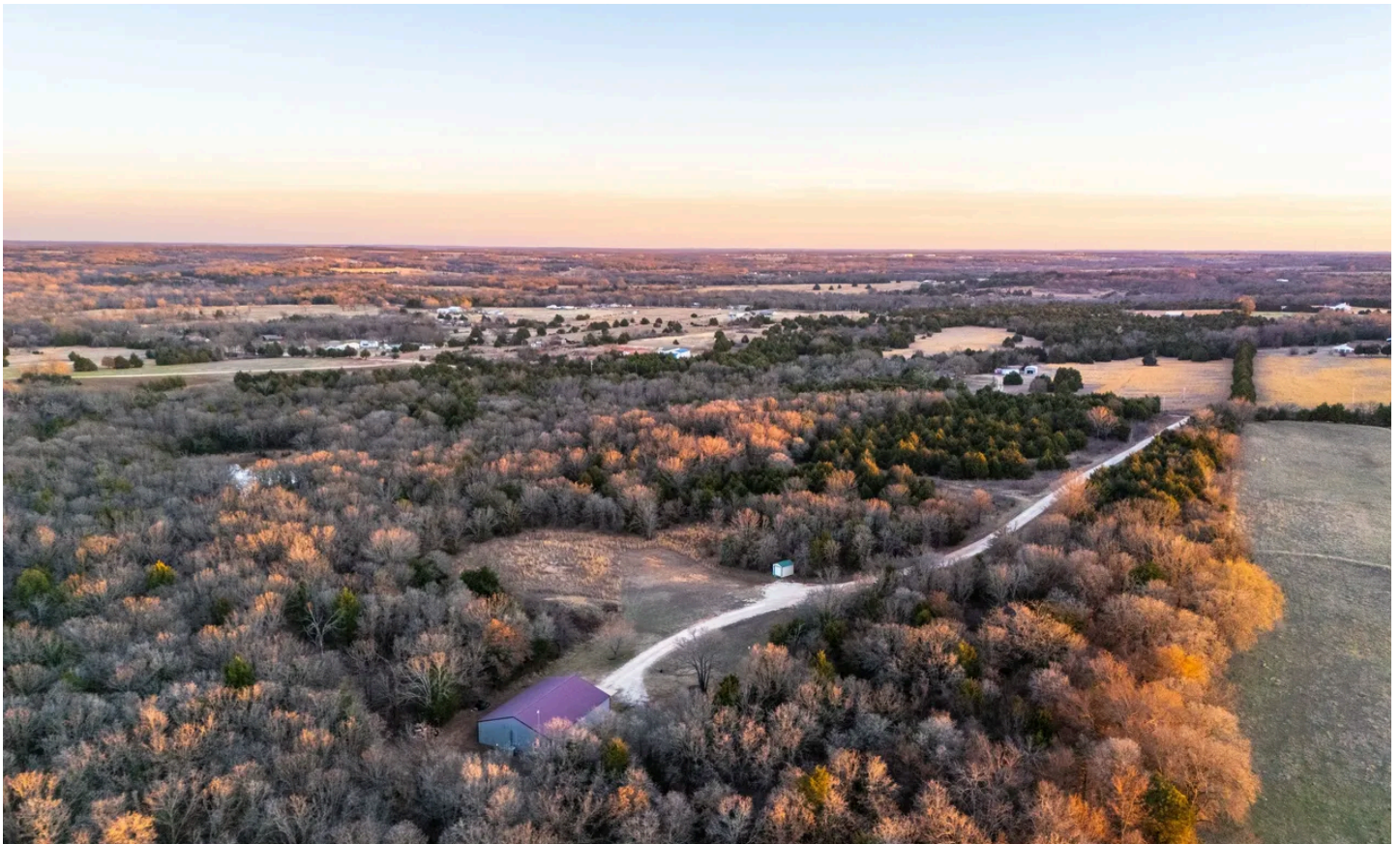


Spring Hollow Farm
355486 E 1020 Rd
Prague, OK 74864

\$265,000
40± Acres
Lincoln County



Spring Hollow Farm
Prague, OK / Lincoln County

SUMMARY

Address

355486 E 1020 Rd

City, State Zip

Prague, OK 74864

County

Lincoln County

Type

Hunting Land, Recreational Land, Residential Property, Timberland

Latitude / Longitude

35.537 / -96.6724

Dwelling Square Feet

800

Bedrooms / Bathrooms

1 / 2

Acreage

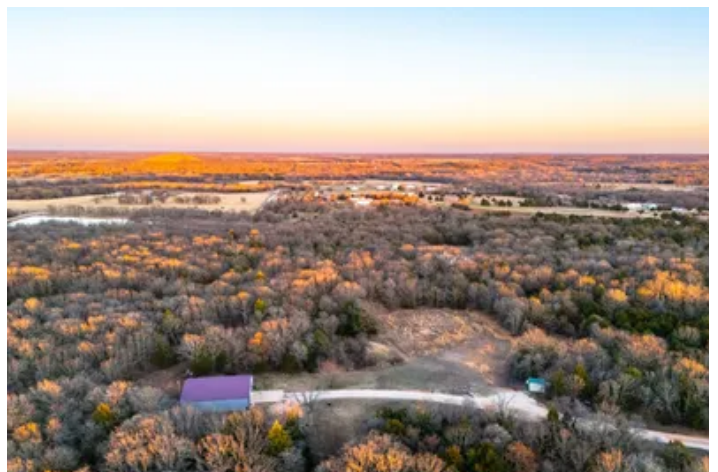
40

Price

\$265,000

Property Website

<https://arrowheadlandcompany.com/property/spring-hollow-farm/lincoln/oklahoma/99470/>



Spring Hollow Farm Prague, OK / Lincoln County

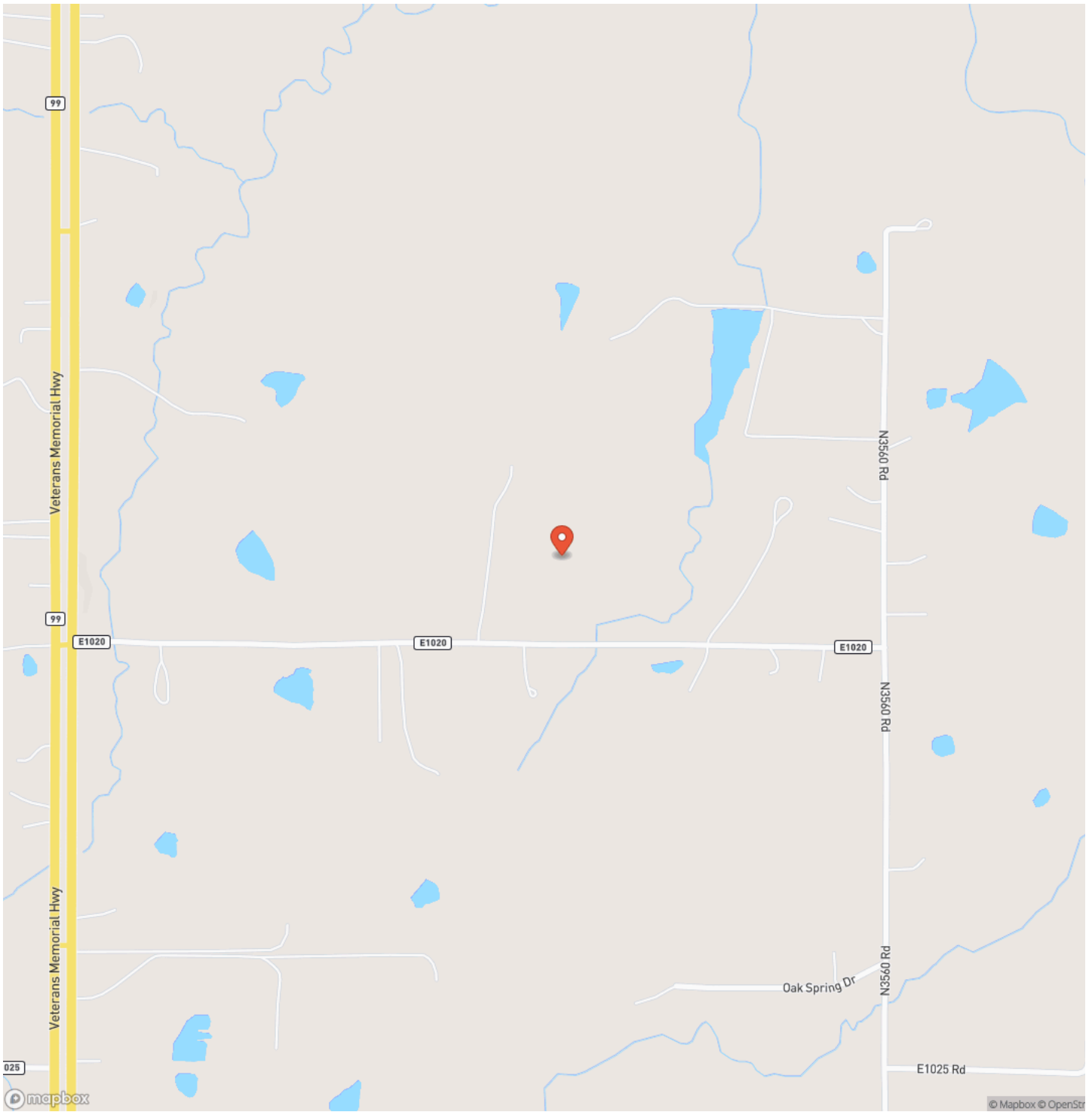
PROPERTY DESCRIPTION

Located 3 +/- miles North of Prague, Oklahoma, this 40 ± acre tract in Lincoln County perfectly blends rural living and proximity to town. A long gravel driveway leads from the entrance to the back of the property, creating privacy and a secluded setting where the main improvements are located. At the end of the drive sits a 40x50 metal shop building that has been used as temporary living quarters, offering approximately 800 ± sq ft of finished space with a full kitchen, living area, master bedroom, and two bathrooms, along with additional flex rooms. The shop and living quarters have separate central heat and air units, making the space functional and comfortable while your permanent home is being built. A prepared house pad is already in place, making this property especially appealing for someone wanting to build a custom home. If building a home isn't your need, rest assured the living quarters will provide a comfortable stay for all your recreational needs. The rest of the land is heavily timbered providing you with great hunting and recreational opportunities. A cleared trail runs from the driveway to a stocked pond that offers great fishing and serves as a strong water source for wildlife. There are also wet weather creeks that run on the property as well as a spring in proximity to the shop. Deer and turkey are commonly seen throughout the property. The groundwork has been laid for an easy transition into a full-time homestead. Located near Prague and just 20 ± minutes from Stroud, approximately 37 ± minutes from Shawnee, and 1 hour from Oklahoma City, this property combines seclusion with accessibility. Whether you're planning to build your dream home or enjoy a wooded property with hunting and fishing right outside your door, this tract offers the space and flexibility to make it happen! All showings are by appointment only. For more information or to schedule a private viewing please contact Steele Schwonke at [\(918\) 424-6065](tel:9184246065). 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.

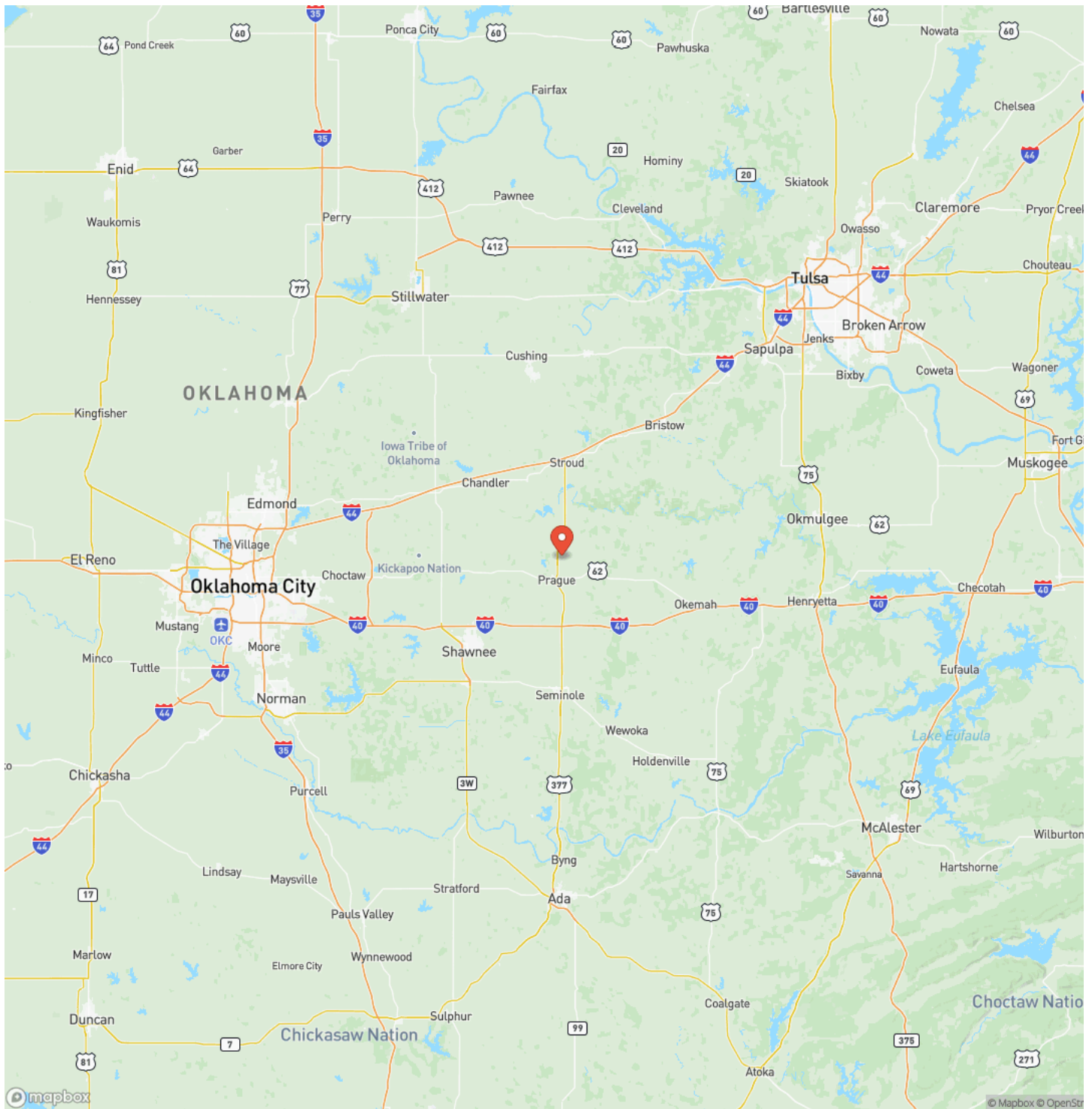
Spring Hollow Farm
Prague, OK / Lincoln County



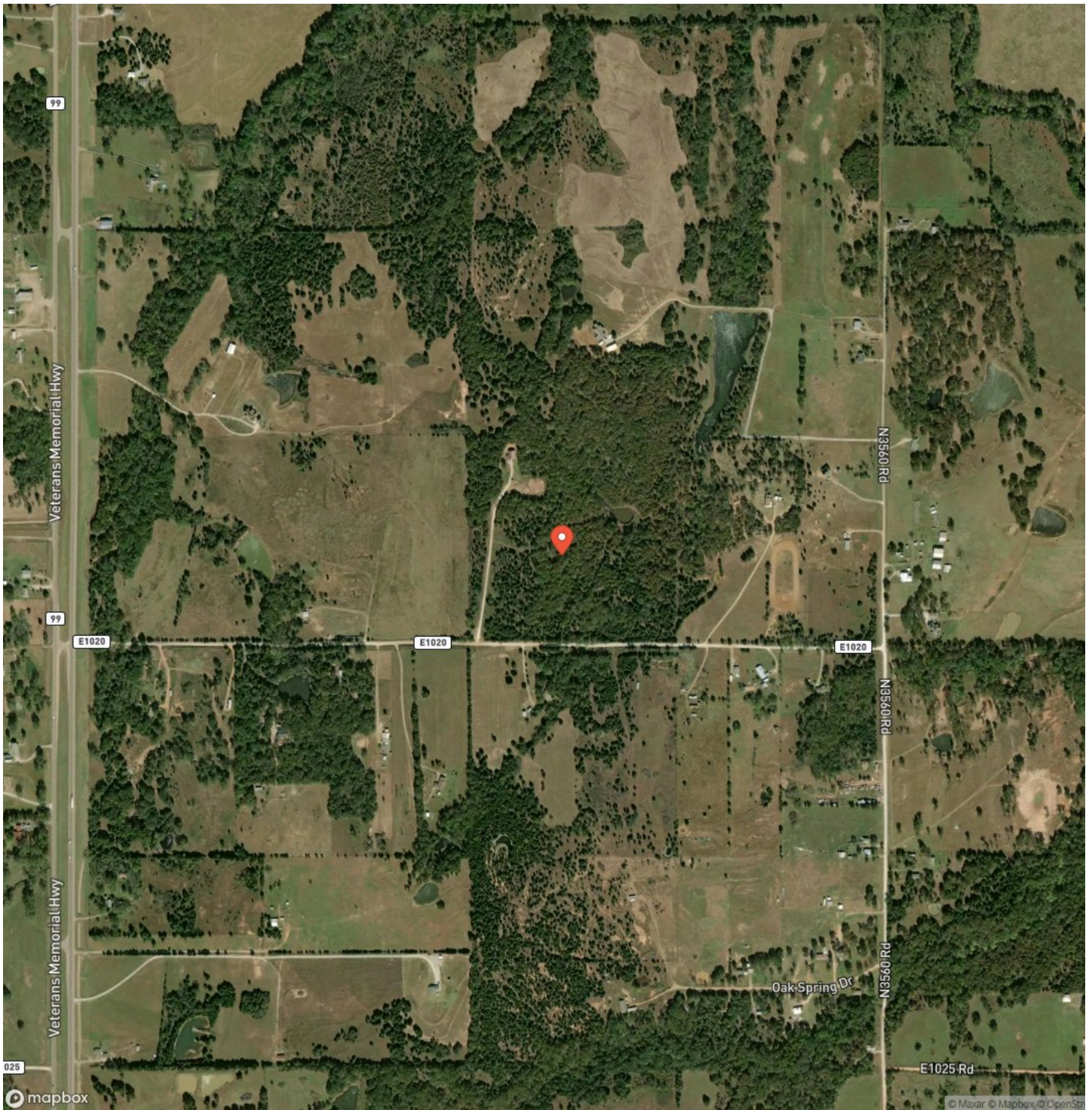
Locator Map



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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