

Terlton Build Site
Jennings Rd
Terlton, OK 74081

\$65,000
5± Acres
Pawnee County



Terlton Build Site
Terlton, OK / Pawnee County

SUMMARY

Address

Jennings Rd

City, State Zip

Terlton, OK 74081

County

Pawnee County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

36.1875 / -96.5053

Acreage

5

Price

\$65,000

Property Website

<https://arrowheadlandcompany.com/property/terlton-build-site/pawnee/oklahoma/102218/>



Terlton Build Site
Terlton, OK / Pawnee County

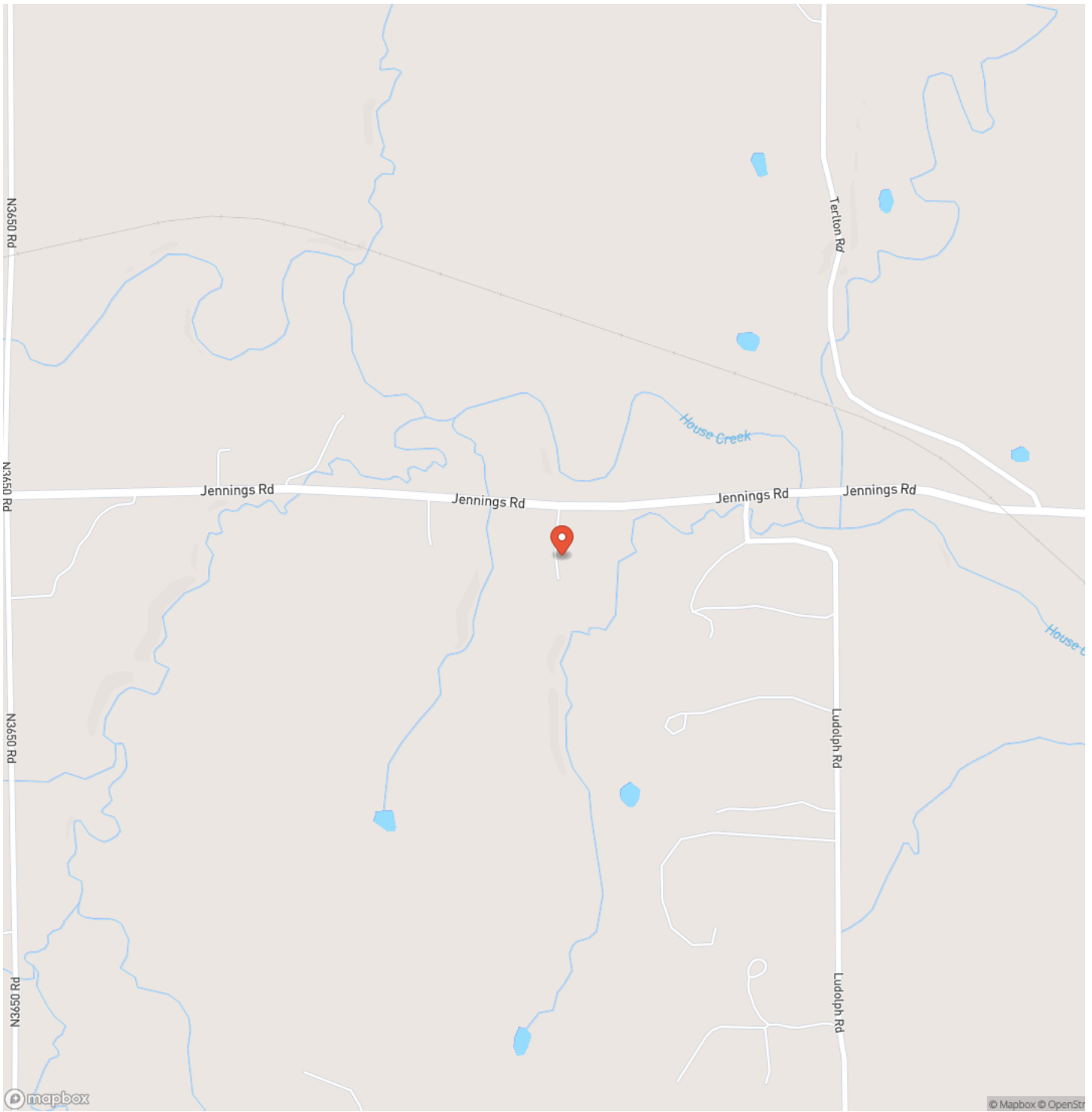
PROPERTY DESCRIPTION

Take advantage of this exceptional 5+/- acre tract in Pawnee County, offering the ideal setup for your future home! With paved road frontage, access is easy and reliable year-round. The front portion is lightly scattered with hardwoods, providing a welcoming, build-ready area with plenty of space for a home, shop, or improvements. Toward the back, the property transitions into a thicker stand of mature hardwoods, cedars, and native brush which is perfect for added privacy, scenic views, and attracting wildlife. A water well is already in place, and electricity is available at the road, saving you time and money when it comes to development. Don't miss your chance to own a manageable acreage with excellent access, existing utilities, and the natural beauty that Pawnee County is known for! The property is located 3+/- miles from Jennings, 13+/- miles from Manford and 27+/- minutes from Sand Springs! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Luke Roberts at [\(918\) 399-2569](tel:918-399-2569). 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.

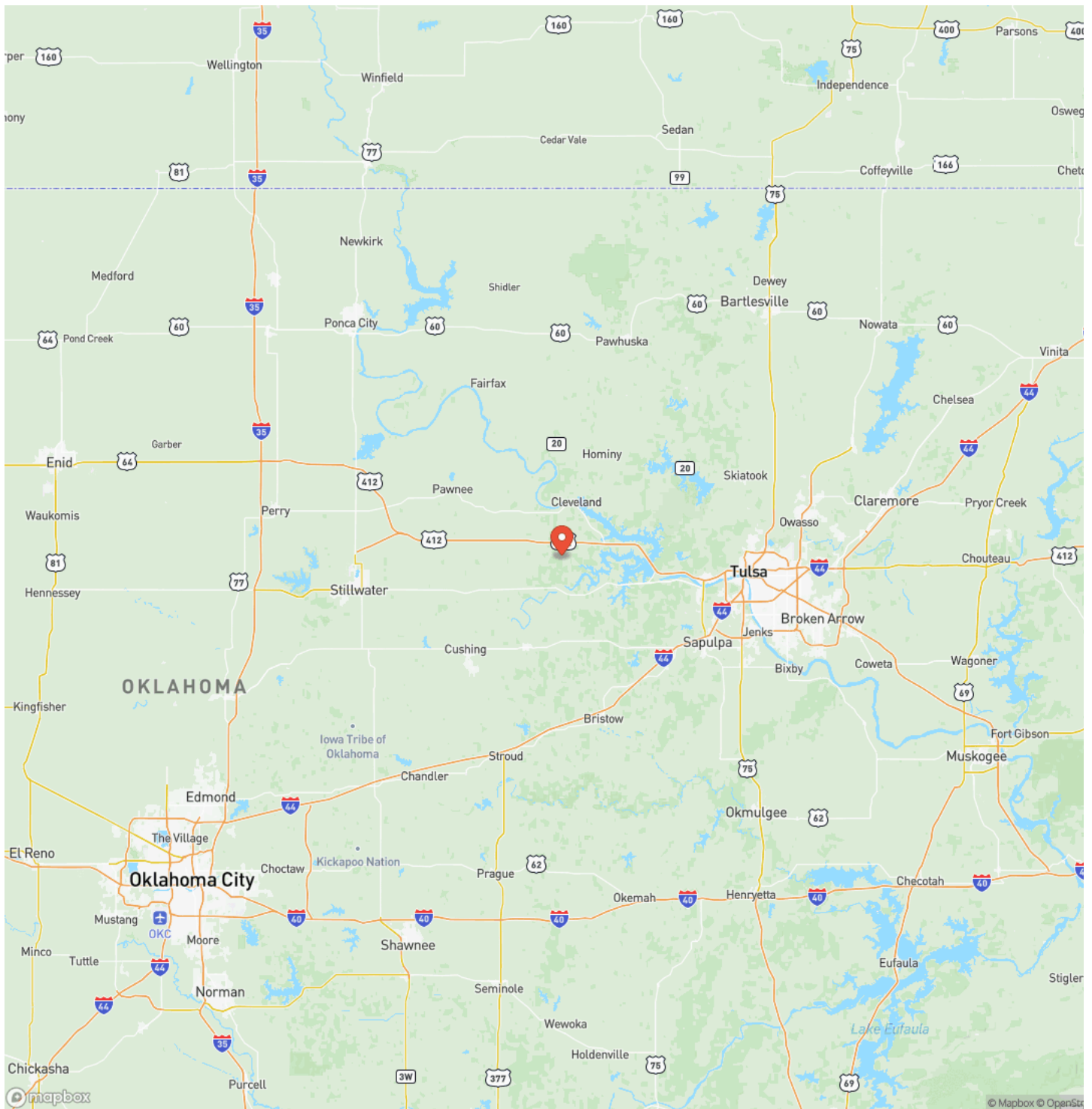
Terlton Build Site
Terlton, OK / Pawnee County



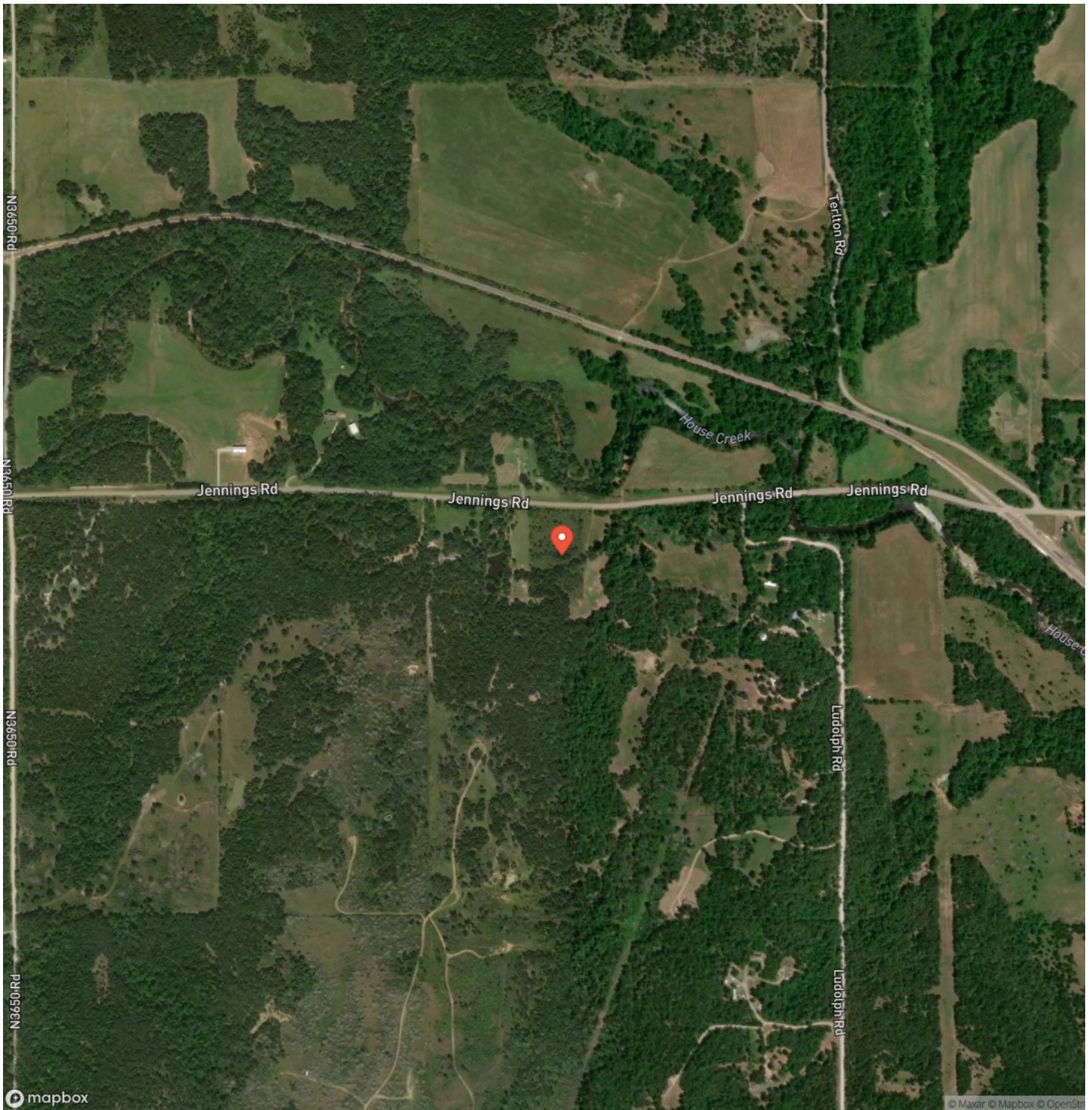
Locator Map



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

