

Tract 1 Buildable Acreage Near Watonga
N 2610 Rd
Watonga, OK 73772

\$66,600
9± Acres
Blaine County



Tract 1 Buildable Acreage Near Watonga Watonga, OK / Blaine County

SUMMARY

Address

N 2610 Rd

City, State Zip

Watonga, OK 73772

County

Blaine County

Type

Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

35.804343 / -98.34771

Acreage

9

Price

\$66,600

Property Website

<https://arrowheadlandcompany.com/property/tract-1-buildable-acreage-near-watonga-blaine-oklahoma/102383/>



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PROPERTY DESCRIPTION

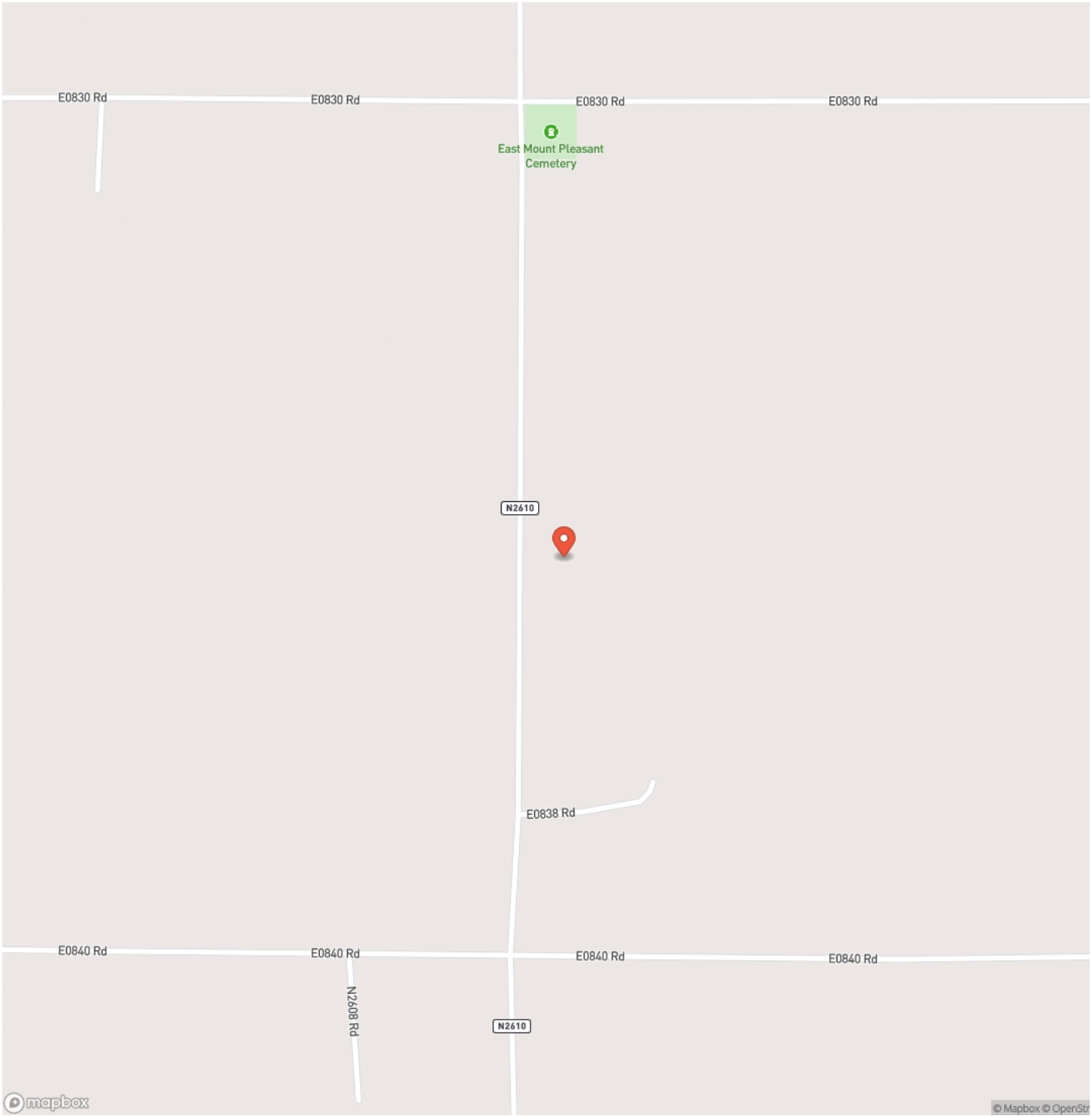
Check out this 9+/- acre tract that offers a great opportunity for those looking to build, graze, or invest in rural Oklahoma land in Blaine County! Featuring gently rolling terrain, the property provides an excellent elevated build site with scenic views of the surrounding countryside. The land is partially fenced on two sides, making it a solid candidate for livestock use. A cluster of mature willow trees in the corner adds character while offering valuable shade for cattle and wildlife. With blacktop roadside access and a functional layout, this tract is well-suited for a homesite. With the property being only 10 +/- minutes from town, you are still given the country living feeling on a paved road. This property also sets up great for having horses! Roman Nose State Park, American Horse Lake, and Redrocks (by Hinton) are all within 30 +/- minutes! There is a good Bermuda and native grass stand year round for horses, cattle or goats. If you're looking for a manageable acreage with natural beauty and usability, this Blaine County property is worth a look! This property is conveniently located just +/- 9 minutes from Watonga, +/- 44 minutes from Weatherford, and 1 hour and +/- 8 minutes from OKC. 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:9183992569).

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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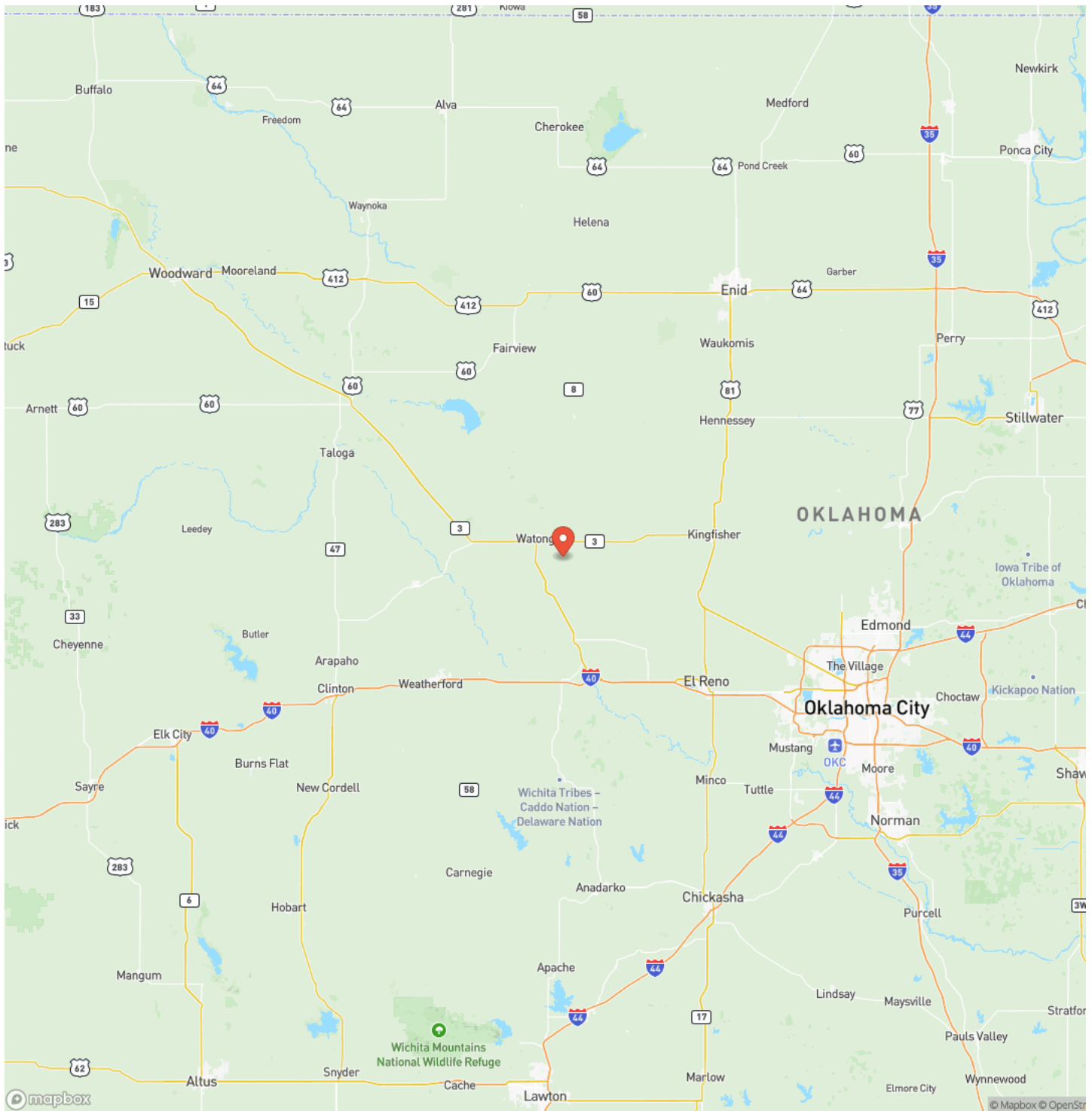


Locator Map

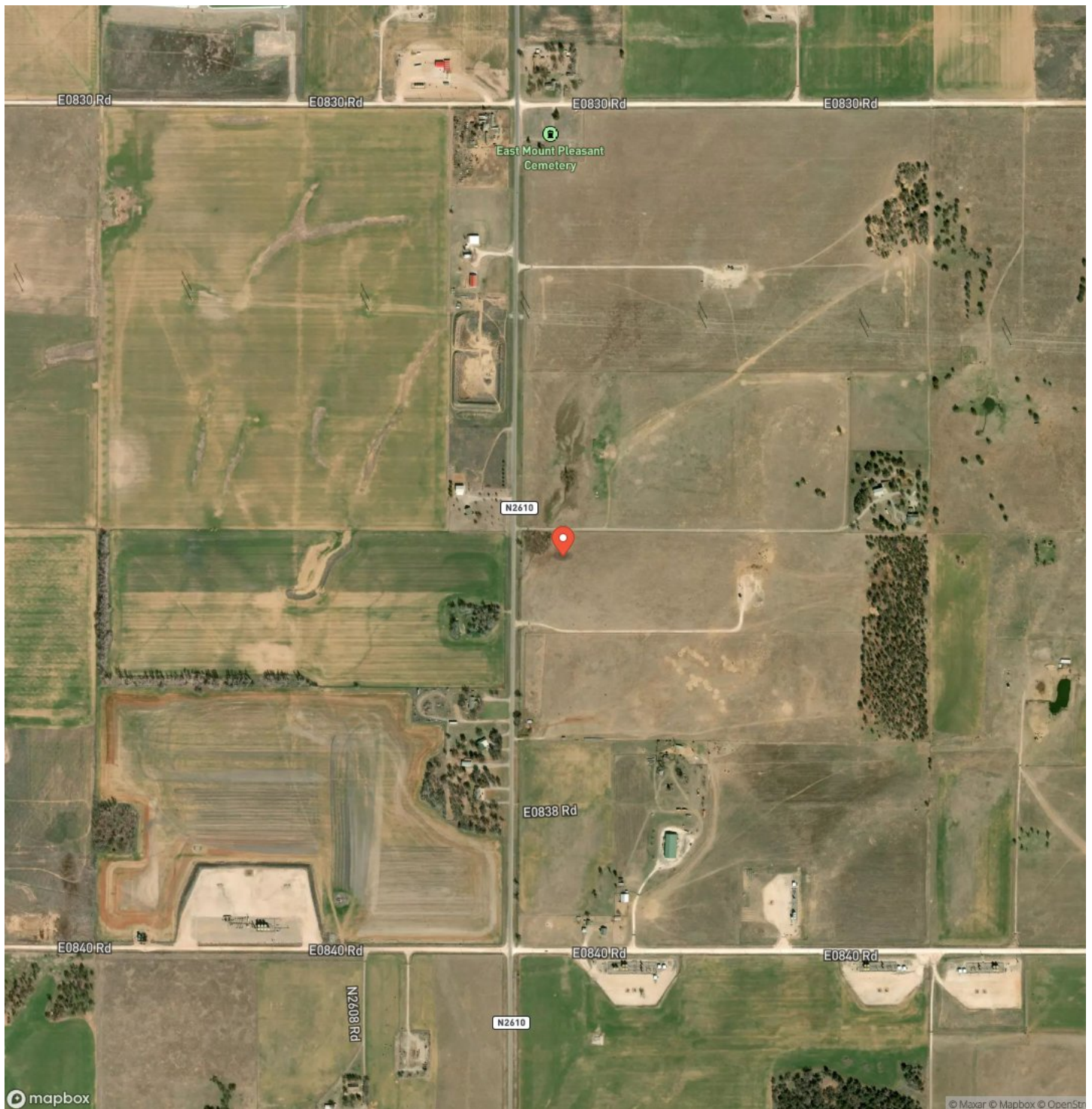


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Luke Roberts

Mobile

(918) 399-2569

Email

luke.roberts@arrowheadlandcompany.com

Address

City / State / Zip

Pawnee, OK 74058

NOTES

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<https://arrowheadlandcompany.com/>

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.

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

