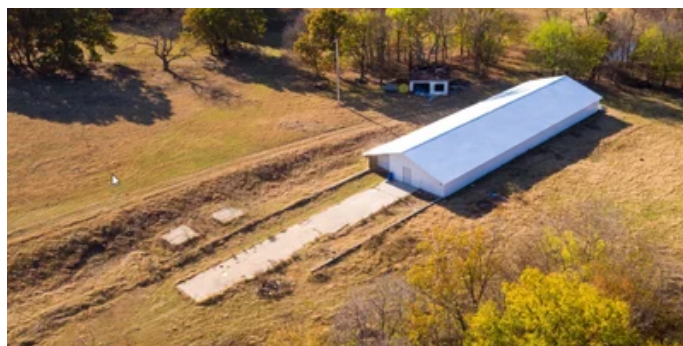


**Big Shop on 10 Acres**  
7635 North 447 Road  
Spavinaw, OK 74366

**\$375,000**  
10± Acres  
Mayes County



**Big Shop on 10 Acres**  
**Spavinaw, OK / Mayes County**

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**SUMMARY**

**Address**

7635 North 447 Road

**City, State Zip**

Spavinaw, OK 74366

**County**

Mayes County

**Type**

Farms, Residential Property, Undeveloped Land

**Latitude / Longitude**

36.420029 / -95.045373

**Taxes (Annually)**

900

**Dwelling Square Feet**

5200

**Acreage**

10

**Price**

\$375,000

**Property Website**

<https://l2realtyinc.com/property/big-shop-on-10-acres-mayes-oklahoma/35478/>



## **PROPERTY DESCRIPTION**

Sitting on 10 acres north of Spavinaw is where you can find this 40' by 130' building. This secluded property is perfect for starting your business. This property can come with a medical cannabis license to grow. These licenses are no longer available and the only way to get one is to buy an existing one. The license is active and in compliance with the OMMA and OBNDD.

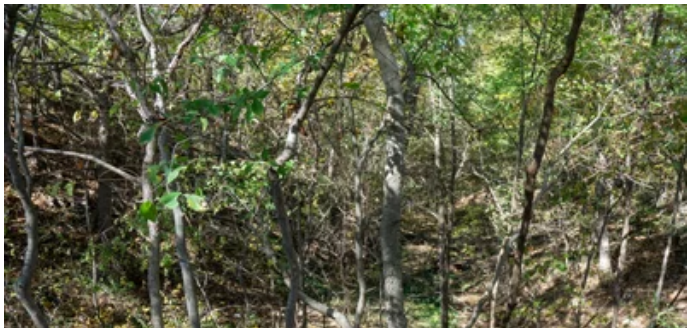
The building is set up and laid out with the intention to grow but could be used for almost anything. There are 3 separate rooms so you can rotate plants as needed. There is plenty of power available to this building. And it also has sufficient climate control options. A spring runs year around on the property and could be utilized for water if you choose to go that way. The main water supply comes from a well that is drilled just outside the building. If you chose to live out on the property, there are few places more scenic than this area. With oak trees and a deep holler, the wildlife and beauty can be seen all around. Also this particular area is close to many lakes, rivers and state parks. Starting with Spavinaw State Park which is just down the road. This is a popular attraction for camping, swimming and fishing. The river that flows behind the Spavinaw Lake dam creates beautiful scenery that is enjoyed year around. Spavinaw Lake is one of the most secluded lake experiences you can find in the area. Another great outdoor experience can be found down at Grand River. Plenty of camping, RV spots, cabins and even a boat ramp can be found here. And of course, who can forget about Grand Lake? Many good times will be had on this deep lake. While you are there, head on over to Disney, where you can find people enjoying riding side by sides and jeeps over giant rocks. This location is also very close to Lake Hudson, you can be there in less than 10 minutes. At Lake Hudson Snowdale State Park, a variety of water sports are allowed, including swimming, boating, and fishing. Other popular recreational activities include camping, hiking, and playing volleyball. The park is well-known for its excellent bass, catfish, perch, and crappie fishing, as well as excellent opportunities for bass and catfish. The park features a lighted boat ramp, swimming beach, playground, volleyball court, a group picnic shelter, and showers and restrooms. In addition, the park offers RV sites with water and electric hookups as well as tent camping sites. This property is also a short 30 minutes from Mid-America industrial park, Oklahoma's largest industrial park and home to over 80 firms including operations of seven fortune 500 companies such as Google, DuPont and Nordam.

So if you are looking for a spacious and serene setting to grow your medical marijuana? Look no further than Grow House on 10 acres north of Spavinaw. With its large 40' by 130' building and natural spring, this property is the perfect location for cultivating your plants in comfort and style.



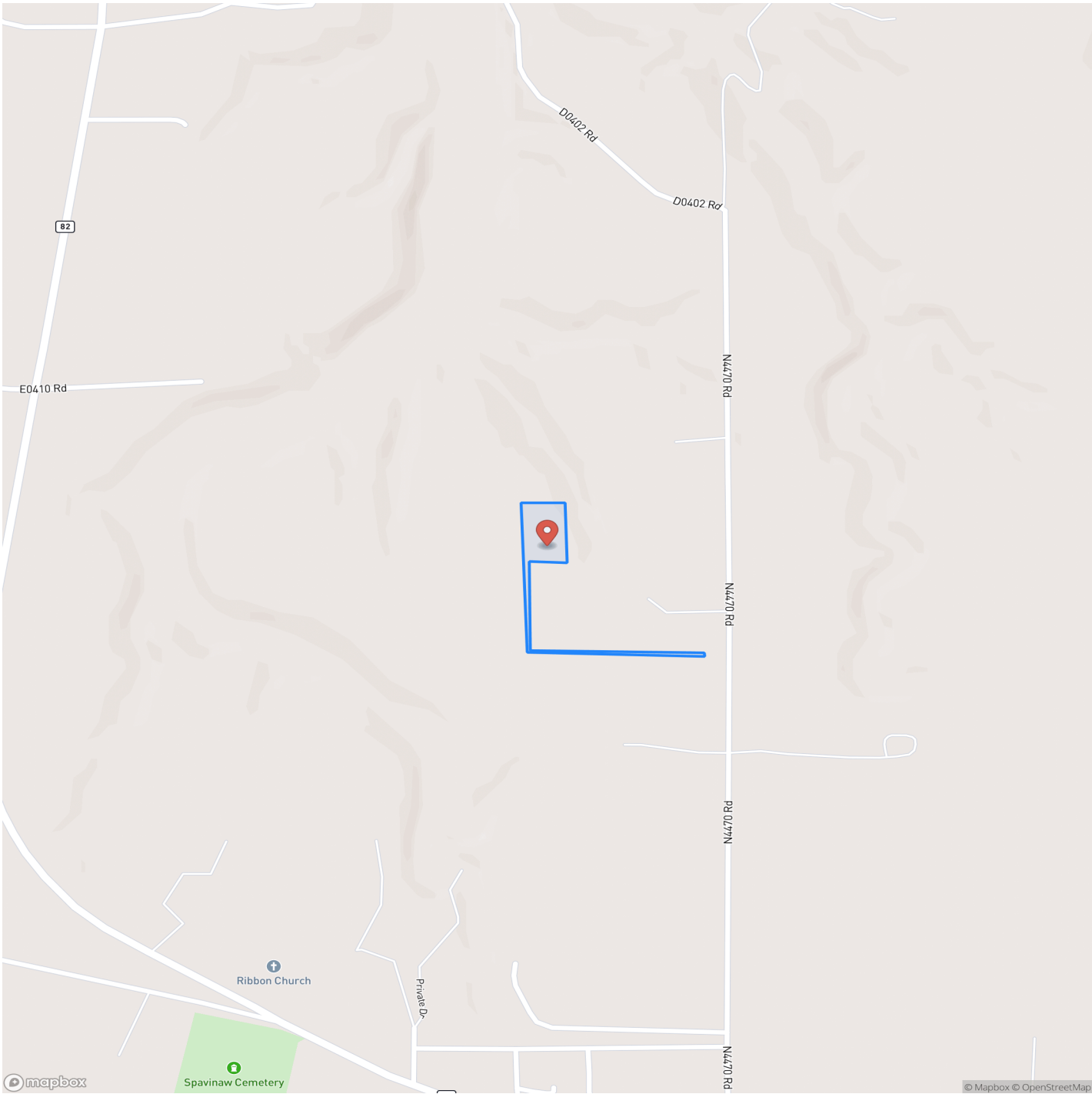
**Big Shop on 10 Acres**  
**Spavinaw, OK / Mayes County**

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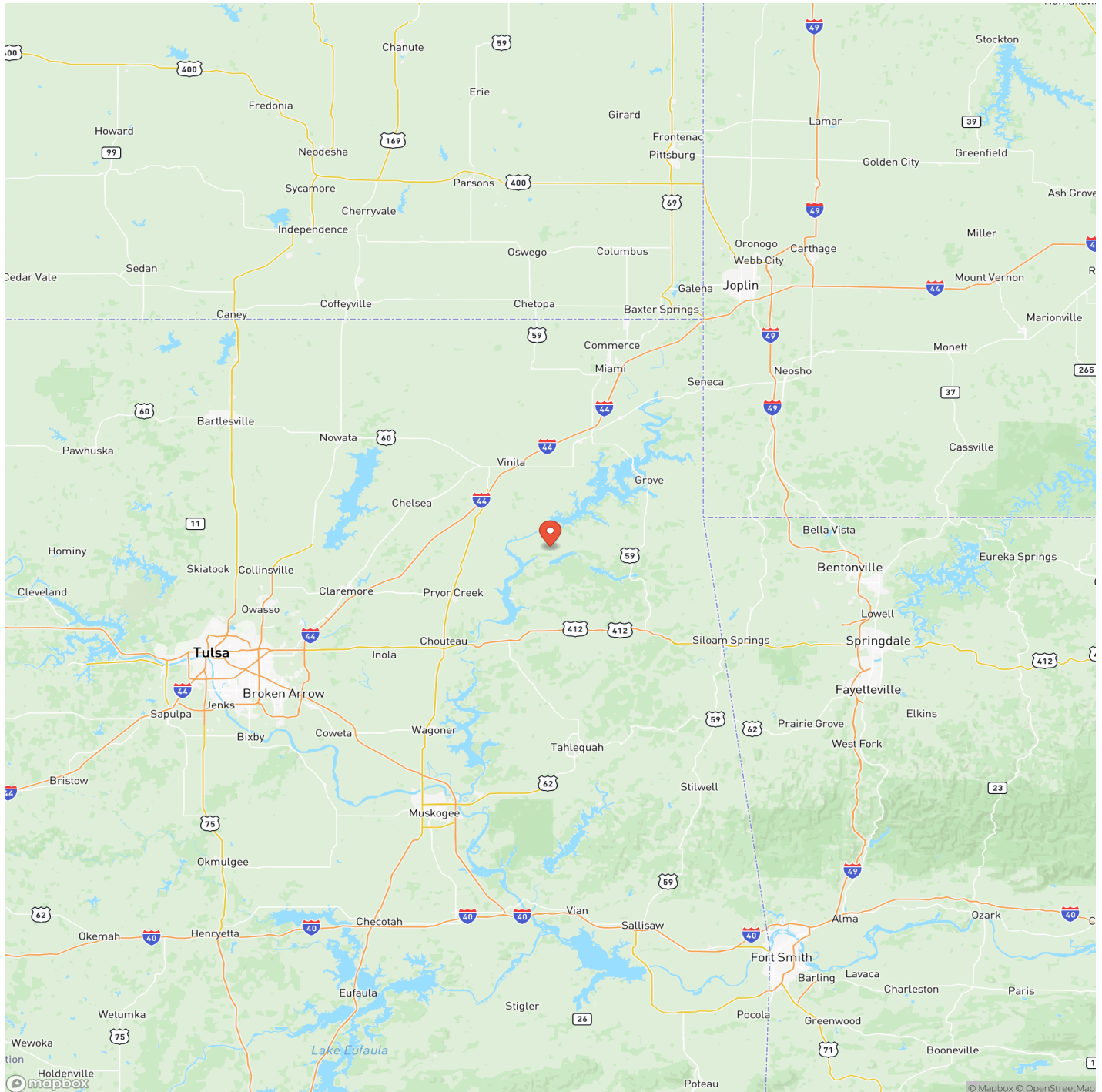




# Locator Map



## Locator Map





## Satellite Map





**LISTING REPRESENTATIVE**

For more information contact:



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**Email**

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**Address**

**City / State / Zip**

Independence, KS 67301

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**NOTES**

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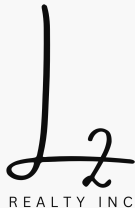
## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **DISCLAIMERS**

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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.





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