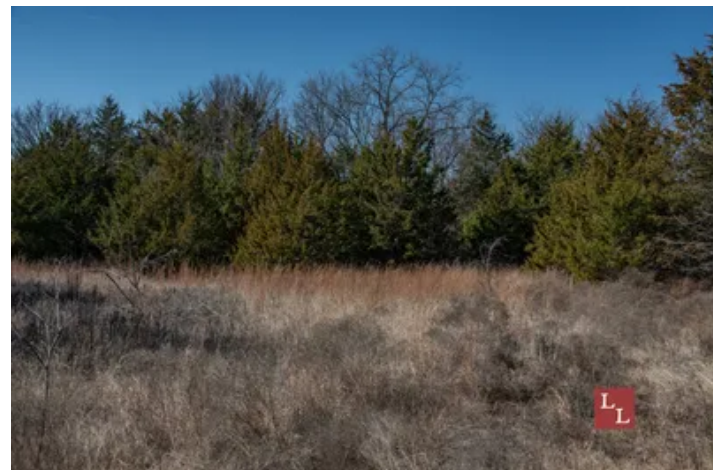


Mill Creek 40
1 Center Rd
Mill Creek, OK 74856

\$240,000
40± Acres
Johnston County



Mill Creek 40
Mill Creek, OK / Johnston County

SUMMARY

Address

1 Center Rd

City, State Zip

Mill Creek, OK 74856

County

Johnston County

Type

Undeveloped Land, Business Opportunity, Recreational Land,
Hunting Land

Latitude / Longitude

34.397231 / -96.810992

Acreage

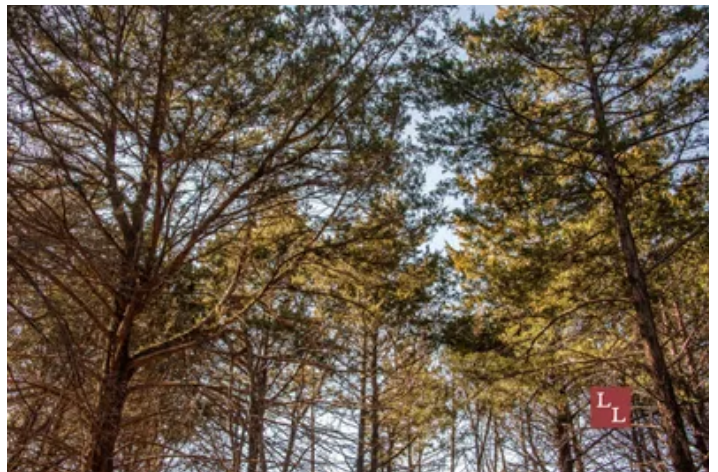
40

Price

\$240,000

Property Website

<https://legendary.land/property/mill-creek-40/johnston/oklahoma/97772/>



PROPERTY DESCRIPTION

Located just two miles from Mill Creek and within easy reach of Tishomingo, Oklahoma City, and the DFW Metroplex, this Southern Oklahoma tract offers quiet country seclusion with convenient access. The property features county road frontage and a gently laid-out landscape with predominantly level terrain, making it well suited for a variety of uses. A small pond provides a natural water source and added wildlife appeal, while native grasses, brush, cedar, and scattered hardwoods create solid habitat for deer, turkey, and wild hogs. With rural water and electricity available, reliable annual rainfall, and surface ownership, this property presents an excellent opportunity for a recreational getaway, future homesite, or land investment in a desirable rural setting.

This parcel is part of an 80 acre property that can be purchased as a whole or in smaller tracts in sizes 10 acres, 20 acres and 40 acres.

Location:

- *Mill Creek - 2 miles
- *Tishomingo - 16 miles
- *Oklahoma City - 101 miles
- *DFW - 135 miles

Access:

- *1/8 mile of County Road Frontage

Water:

- *One small pond

Utilities:

- *Rural water available
- *Electricity available

Climate:

- *Approximately +/- 40 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Wild Hogs

Terrain:

- *Elevation Ranges from 1020' to 1040'
- *Terrain is primarily flat
- *Native grass, brush, cedar trees and some hardwoods

Improvements:

- *NA

Equipment:

- *NA

If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

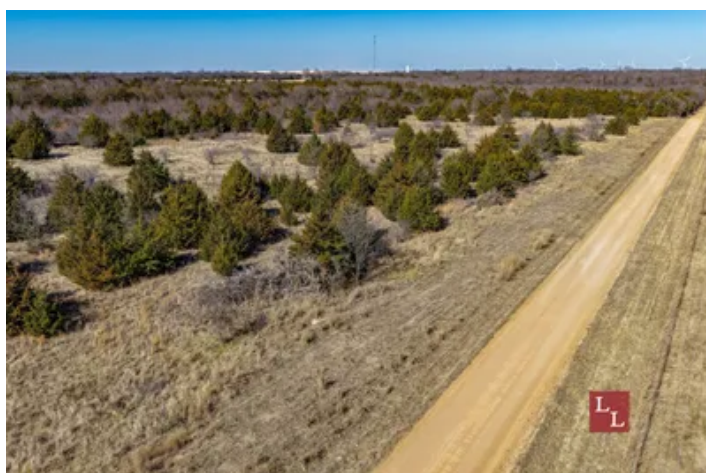
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met,



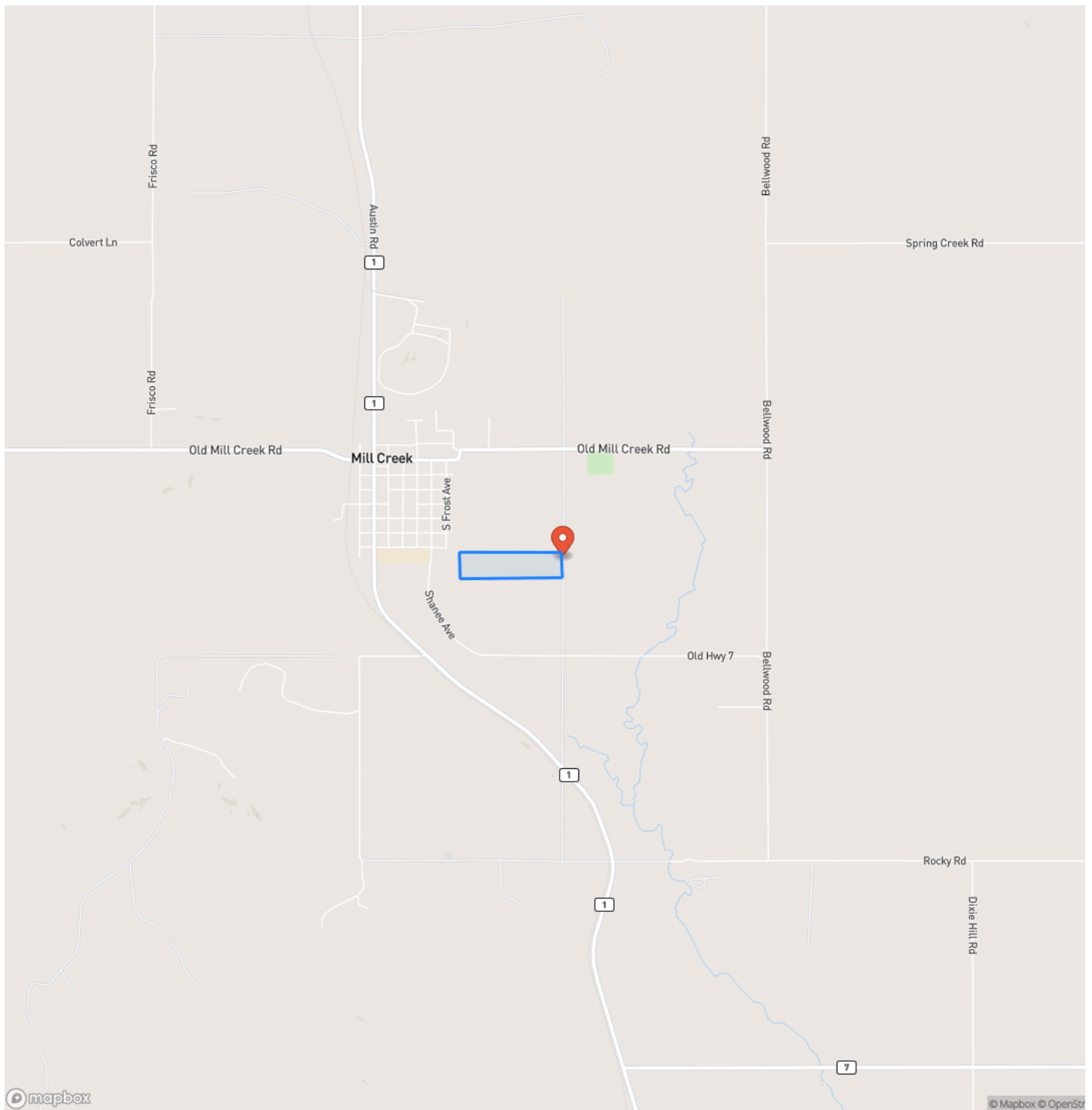
compensation, if any, will be at the sole discretion of Legendary Land Company.



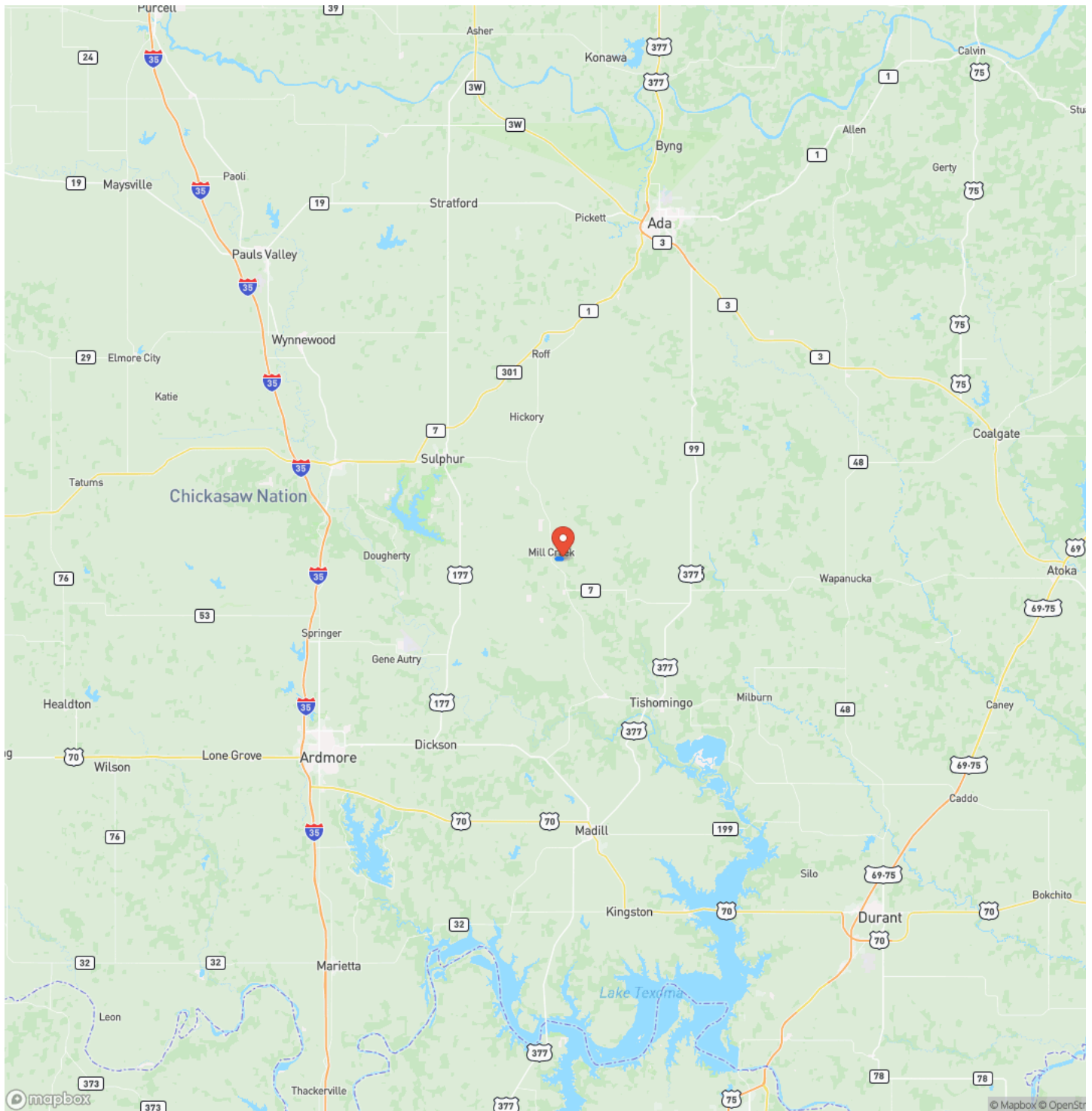
Mill Creek 40
Mill Creek, OK / Johnston County



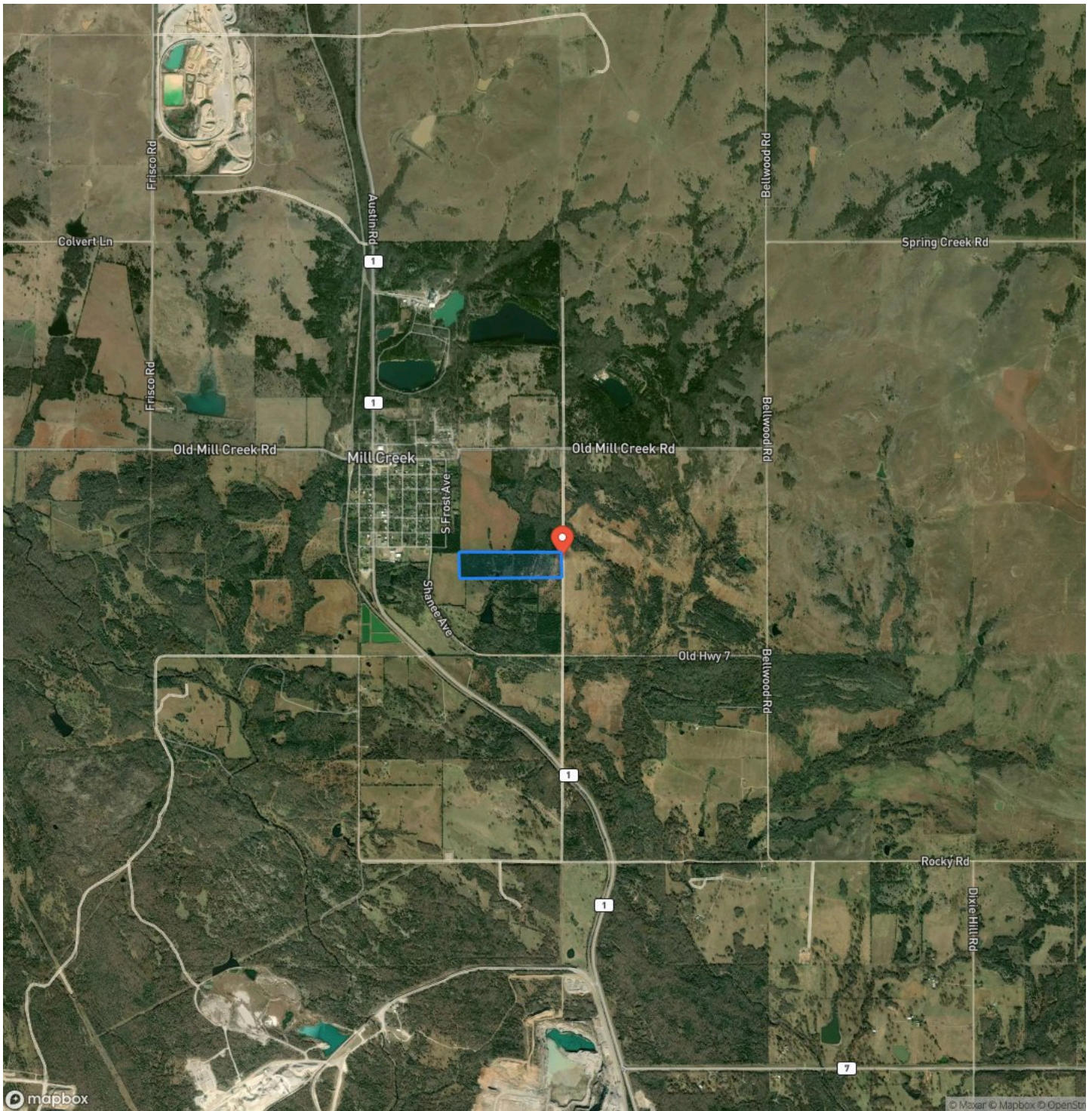
Locator Map



Locator Map



Satellite Map



Mill Creek 40
Mill Creek, OK / Johnston County

LISTING REPRESENTATIVE

For more information contact:



Representative

Trevor Potts

Mobile

(580) 220-7790

Email

Trevor@Legendary.Land

Address

111 D Street SW

City / State / Zip

Ardmore, OK 73401

NOTES



This image shows a blank 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

All showings shall be arranged with the Listing Broker prior to arrival.



Legendary Land Co
1021 Regal Rd
Yukon, OK 73099
(405) 206-0914
<http://legendary.land>

