

Mill Creek 40  
1 Center Rd  
Mill Creek, OK 74856

**\$240,000**  
40± Acres  
Johnston County





**Mill Creek 40**  
**Mill Creek, OK / Johnston County**

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**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.*

*Information contained in this listing is believed to be reliable but is not guaranteed by the broker or its agents. No representation or warranty is made as to its accuracy or completeness, and all information is subject to errors, omissions, prior sale, price changes, or*



*withdrawal without notice. Buyers are responsible for independently verifying all information and conducting their own due diligence prior to purchase.*

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.





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## Locator Map



## Locator Map

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## Satellite Map





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## 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

## NOTES

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**MORE INFO ONLINE:**

<https://legendary.land/>

## 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.



**<https://legendary.land/>**

## **DISCLAIMERS**

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





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