

**25 +/- Acres in Wagoner County, OK !! OWNER  
FINANCING AVAILABLE!!  
0 East 51st Street  
Broken Arrow, OK 74014**

**\$349,900  
24.670± Acres  
Wagoner County**



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**Broken Arrow, OK / Wagoner County**

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**SUMMARY**

**Address**

0 East 51st Street

**City, State Zip**

Broken Arrow, OK 74014

**County**

Wagoner County

**Type**

Farms, Hunting Land, Lot, Undeveloped Land, Recreational Land, Horse Property

**Latitude / Longitude**

36.090847 / -95.617329

**Acreage**

24.670

**Price**

\$349,900

**Property Website**

<https://fieldslandcompany.com/property/25-acres-in-wagoner-county-ok-owner-financing-available-wagoner-oklahoma/77974/>



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**PROPERTY DESCRIPTION**

25 +/- Acres in Wagoner County, OK !! OWNER FINANCING AVAILABLE!!

Just outside of Broken Arrow city limits, this incredible 25 +/- Acres is a blank canvas with endless possibilities. Beautiful mature pecan trees on one side with grass pasture on the other, perfect for baling hay or running livestock. Several flat building locations that would allow you to overlook the property and enjoy the wildlife. A small pond hidden in the timber is a excellent place to see deer and turkeys. Dont miss out on an incredible opportunity to own this property and build your dream home or start a subdivision.

10 Miles to Coweta

11 Miles to Broken Arrow

23 Miles to Tulsa

Call Today for your private showing--- Chris Parker [918-470-0003](tel:918-470-0003)

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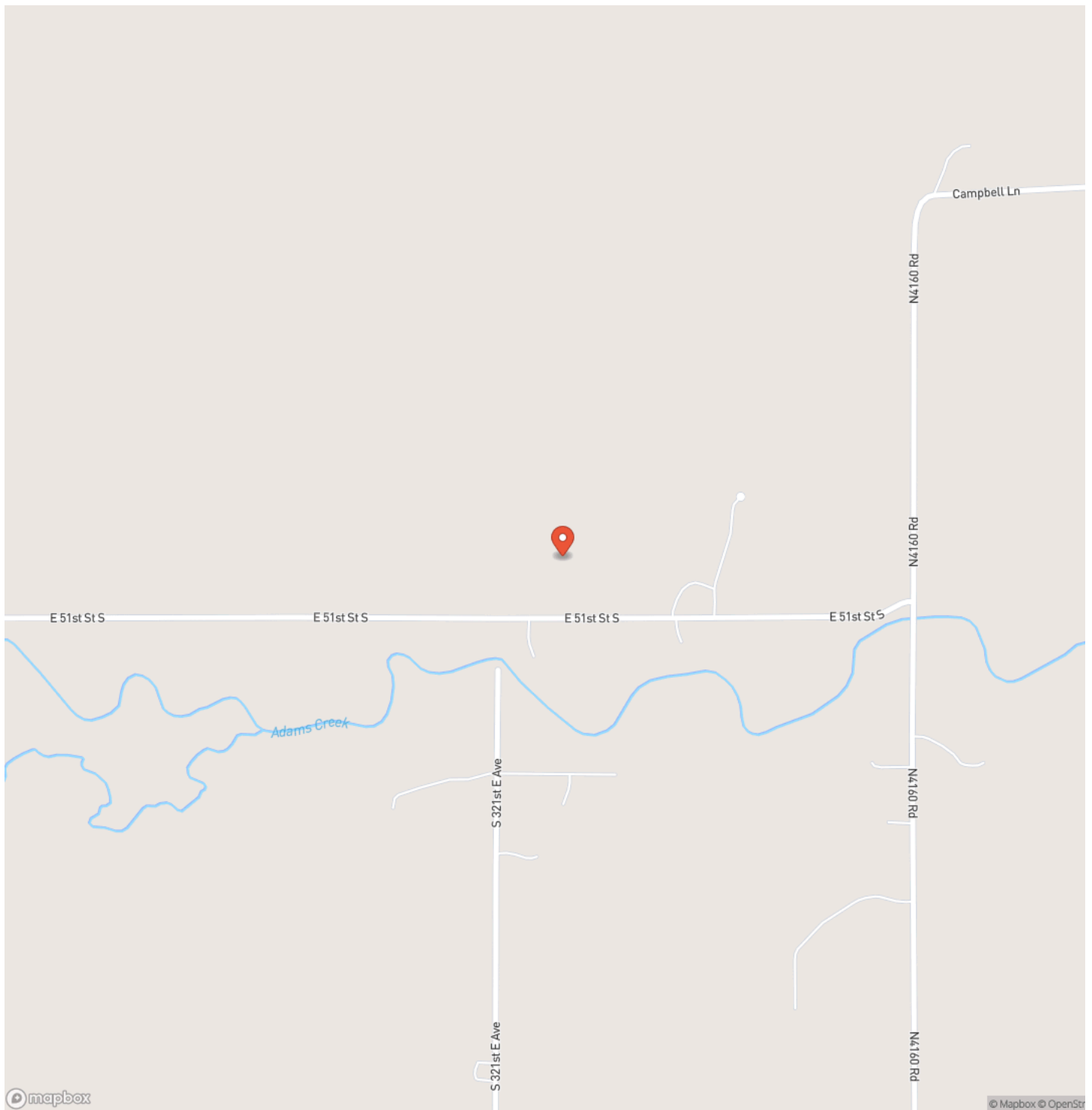
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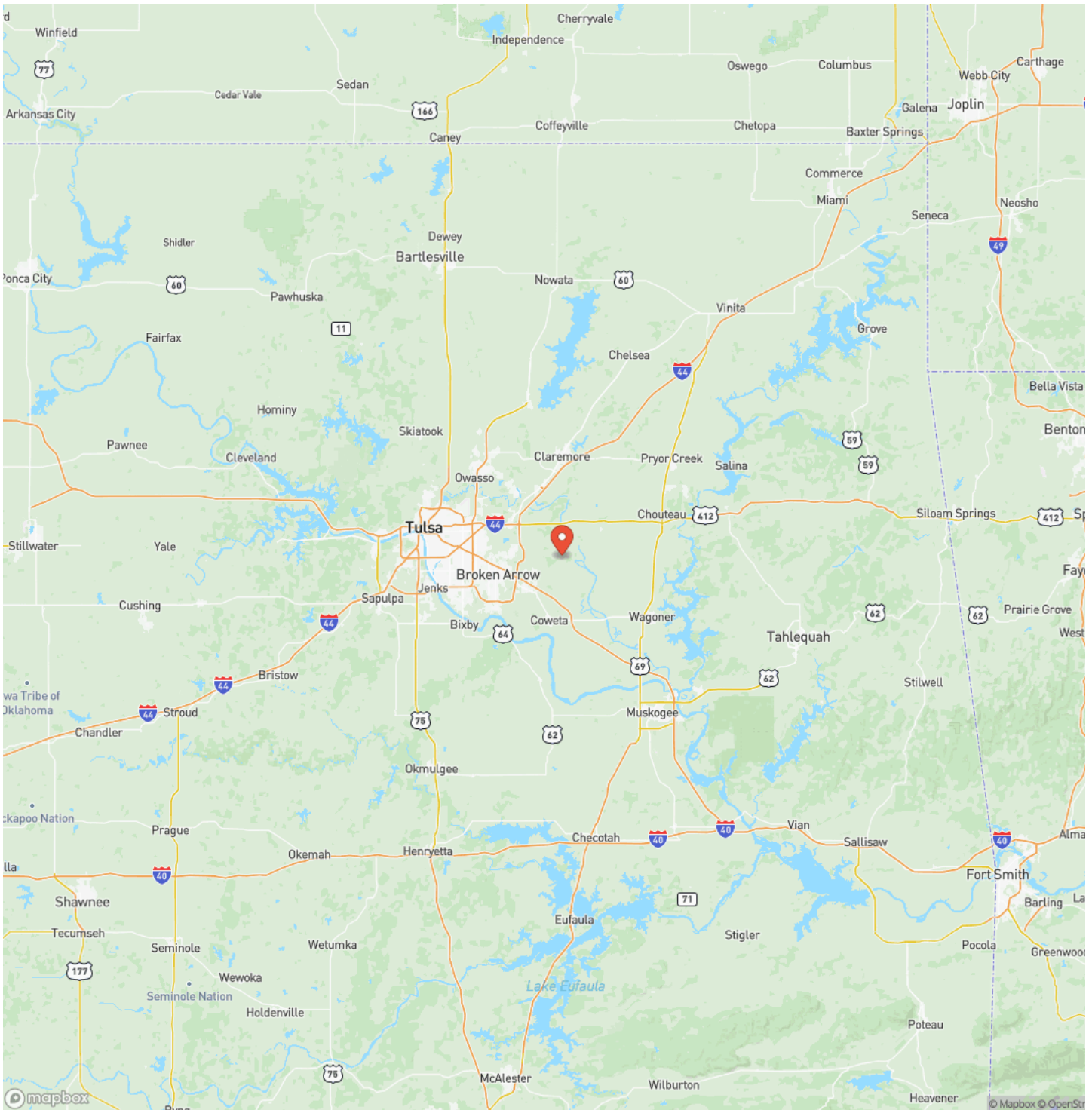
## Locator Map



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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chris Parker

## Mobile

(918) 470-0003

## Office

(918) 470-0003

## Email

chris83parker@gmail.com

## Address

## City / State / Zip

## NOTES

[illegible]

## **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.

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**Fields Land Company**  
3980 S 297th W Ave  
Mannford, OK 74044  
(405) 584-3916  
[Fieldslandcompany.com](http://Fieldslandcompany.com)

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