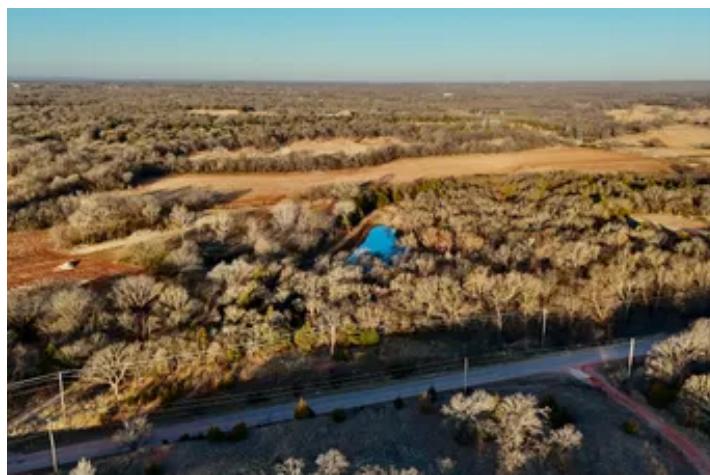


Another Arcadia Homesite with a Private Pond - 5 Acres
1 North Anderson Road
Arcadia, OK 73007

\$499,000
5± Acres
Oklahoma County



Another Arcadia Homesite with a Private Pond - 5 Acres

Arcadia, OK / Oklahoma County

SUMMARY

Address

1 North Anderson Road

City, State Zip

Arcadia, OK 73007

County

Oklahoma County

Type

Lot, Recreational Land, Undeveloped Land

Latitude / Longitude

35.706668 / -97.319762

Acreage

5

Price

\$499,000

Property Website

<https://oklahomalandmark.com/property/another-arcadia-homesite-with-a-private-pond-5-acres-oklahoma-oklahoma/98114>



Another Arcadia Homesite with a Private Pond - 5 Acres

Arcadia, OK / Oklahoma County

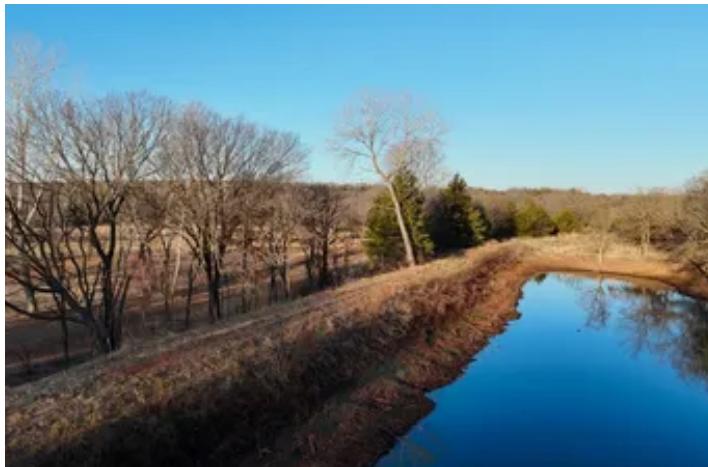
PROPERTY DESCRIPTION

Prime 5-Acre Homesite for Sale on Anderson Road | Arcadia, OK | Edmond School District.

Discover a rare opportunity to own 5 beautiful acres in coveted Arcadia, Oklahoma, perfectly positioned on Anderson Road and located within the highly sought-after Edmond School District. This exceptional tract features cleared and build-ready homesites, making it ideal for your custom dream home, barndominium, or private estate. NO HOA! The property showcases a picturesque pond, adding both scenic beauty and recreational appeal, while offering peaceful views and a true country-living atmosphere-just minutes from Edmond amenities. One of the most unique advantages of this land is that it adjoins a large stretch of flood plain ground that cannot be developed, ensuring long-term privacy, open views, and protection from future neighboring construction. With gently rolling terrain, abundant space, and a prime location, this acreage delivers the perfect balance of rural tranquility and city convenience. Properties like this-Arcadia acreage with pond, Edmond schools, and protected surroundings-are increasingly hard to find. There is an adjoining 5 acre tract also for sale giving buyers the chance to buy 10 contiguous total acres.

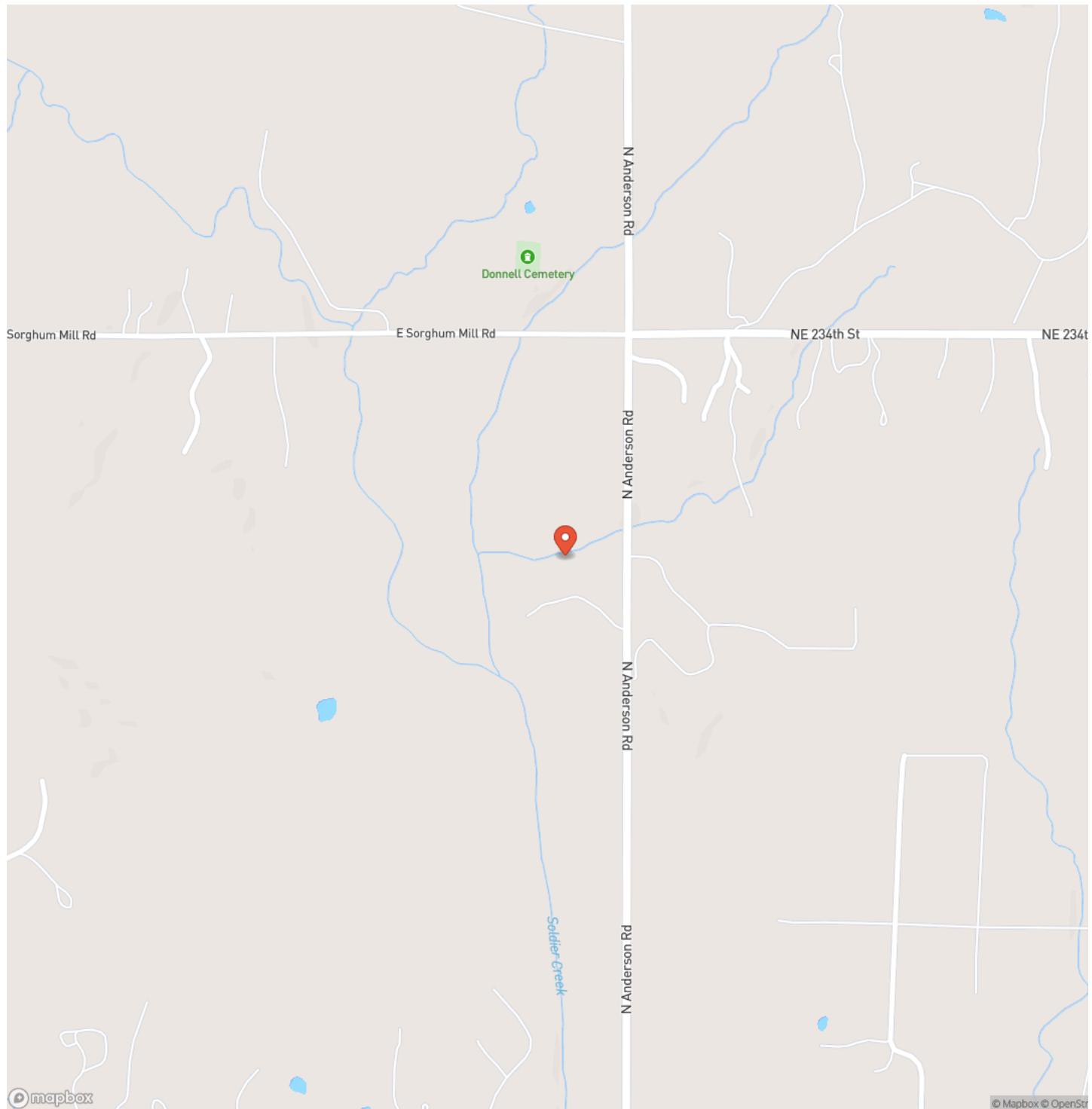
SELLER TO PROVIDE BUYER WITH A \$20,000 CONCESSION TO BUILD A NEW ENTRANCE OFF OF ANDERSON ROAD.

**Another Arcadia Homesite with a Private Pond - 5 Acres
Arcadia, OK / Oklahoma County**



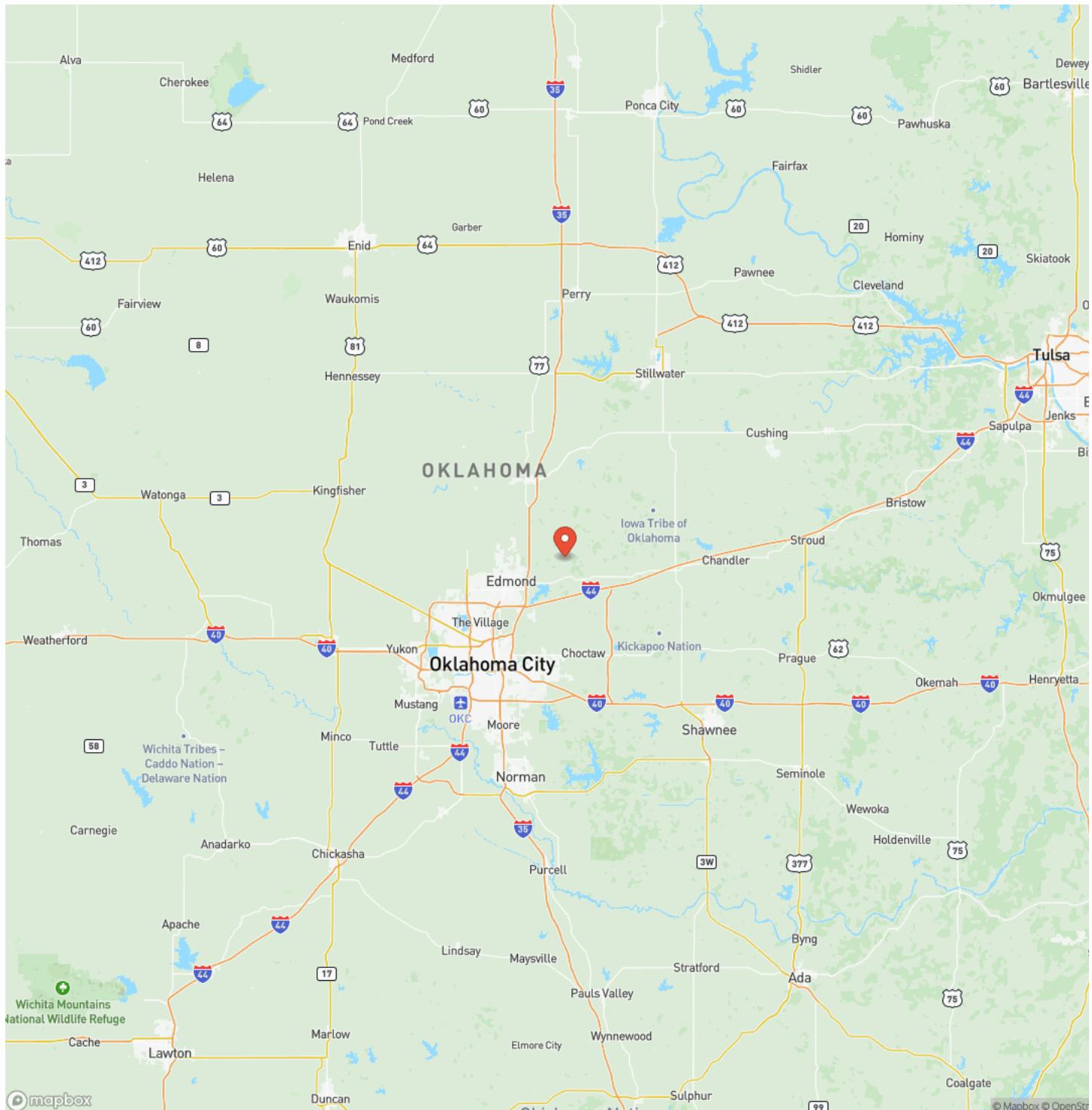
Another Arcadia Homesite with a Private Pond - 5 Acres
Arcadia, OK / Oklahoma County

Locator Map



Another Arcadia Homesite with a Private Pond - 5 Acres
Arcadia, OK / Oklahoma County

Locator Map



Another Arcadia Homesite with a Private Pond - 5 Acres
Arcadia, OK / Oklahoma County

Satellite Map



Another Arcadia Homesite with a Private Pond - 5 Acres

Arcadia, OK / Oklahoma County

LISTING REPRESENTATIVE

For more information contact:



Representative

• Blake Merritt

Mobile

(405) 317-8670

Office

(405) 317-8670

Email

blake@OklahomaLandmark.com

Address

City / State / Zip

NOTES

NOTES

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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