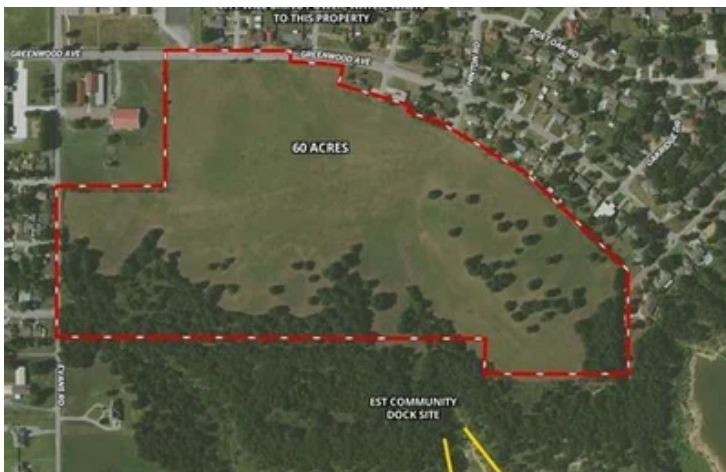


60 acre Huge Development Potential
0060 W. Greenwood
Mannford, OK 74044

\$1,800,000
60± Acres
Creek County



60 acre Huge Development Potential Mannford, OK / Creek County

SUMMARY

Address

0060 W. Greenwood

City, State Zip

Mannford, OK 74044

County

Creek County

Type

Undeveloped Land, Business Opportunity

Latitude / Longitude

36.118747375522 / -96.348749359216

Acreage

60

Price

\$1,800,000

Property Website

<https://g7ranches.com/properties/huge-development-potential>



60 acre Huge Development Potential Mannford, OK / Creek County

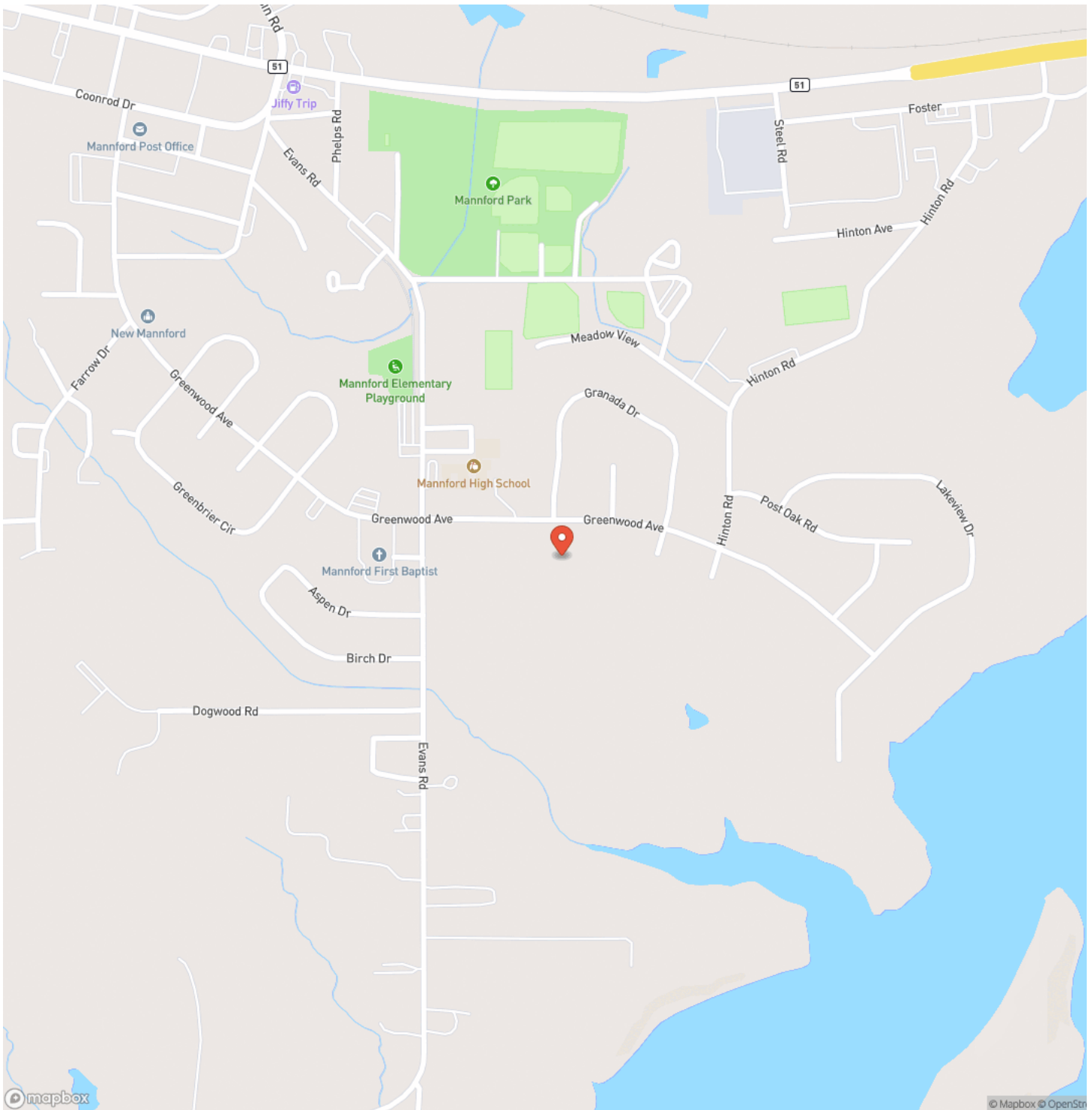
PROPERTY DESCRIPTION

This LAKE FRONT 60 +/- acre tract offers a rare opportunity with some heavy due diligence leg work already in place. This tract has been annexed into Mannford City Limits and has already been rezoned RES-1. City of Mannford is providing multiple services such as: police, fire, ambulance, 911 service, building inspections, planning and zoning, animal control, solid waste control and all municipal utilities. City of Mannford has also agreed to provide all labor related to the install of all utilities to any future subdivision. All paved road frontage with a entrance in place. CORP of engineers has given verbal permission for a community/commercial doc to be installed on the lake frontage. This is a great opportunity to come be a major part of a growing community with the city to back you up. \n Directions: From the middle of the City of Mannford, OK take Evans Rd. approx. 1/4 mile south to the property entrance.

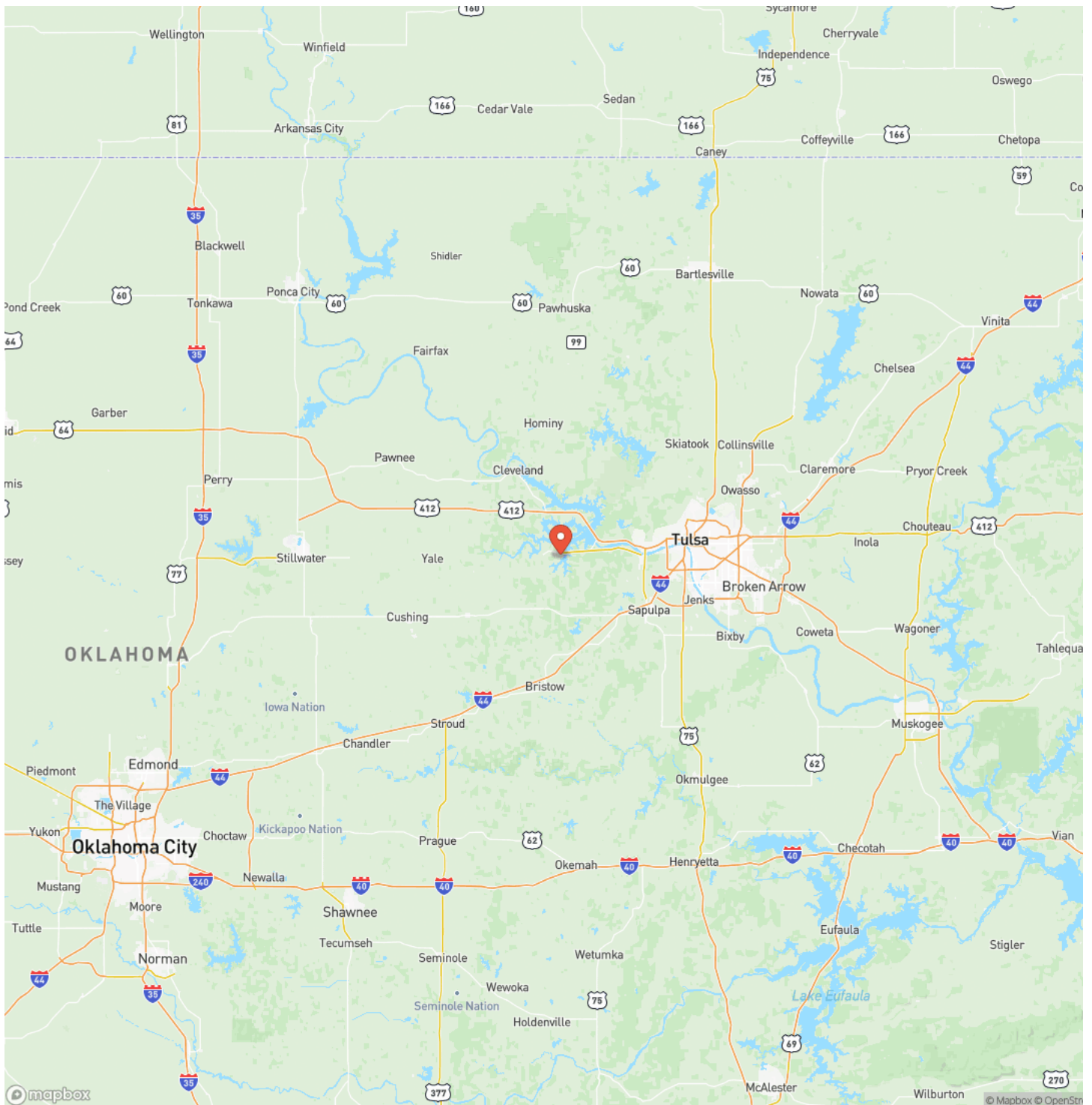
**60 acre Huge Development Potential
Mannford, OK / Creek County**



Locator Map



Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

www.g7ranches.com

60 acre Huge Development Potential Mannford, OK / Creek County

LISTING REPRESENTATIVE

For more information contact:



Representative

James Steed

Mobile

(918) 284-5094

Email

James@g7ranches.com

Address

City / State / Zip

Tulsa, OK 74137

NOTES

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

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, 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 relation 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.

G7 Ranches
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