

0097 HWY 20, Claremore, OK 74019  
0097 HWY 20  
Claremore, OK 74055

**\$1,200,000**  
97± Acres  
Rogers County



**0097 HWY 20, Claremore, OK 74019**  
**Claremore, OK / Rogers County**

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## **SUMMARY**

### **Address**

0097 HWY 20

### **City, State Zip**

Claremore, OK 74055

### **County**

Rogers County

### **Type**

Undeveloped Land, Business Opportunity

### **Latitude / Longitude**

36.309551980655 / -95.518405984178

### **Acreage**

97

### **Price**

\$1,200,000

### **Property Website**

<https://g7ranches.com/properties/0097-hwy-20-claremore-ok-74019>



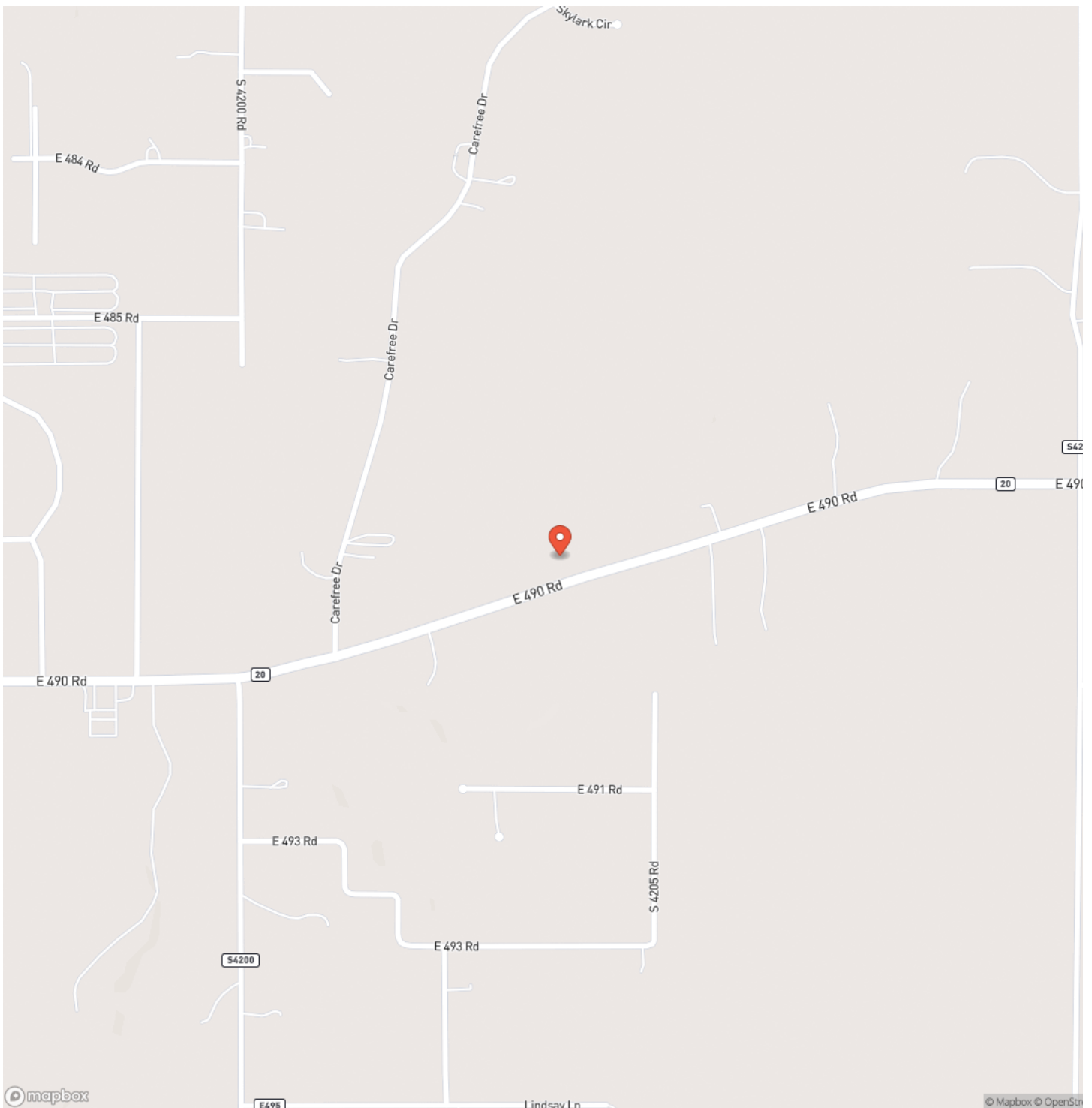
**PROPERTY DESCRIPTION**

Huge Development Potential with engineering survey plans in place! This 97 +/- acre tract is a prime location for a future subdivision and Ranch! Located on HWY 20 frontage just east of Will Rogers Downs Horse track, 5 miles from downtown Claremore, 3.5 miles from Claremore Regional Airport and 20 miles from Lake Hudson. Power on site with water at the road. Fully fenced and cross fenced with 8 different fenced sections. Justice Tiawah Public Schools. Current traffic count is around 15,500 cars per day and climbing! Don't miss this rare opportunity.\n Directions: 5 miles east of Claremore on HWY 20 north side. Just East of Will Rogers Downs.

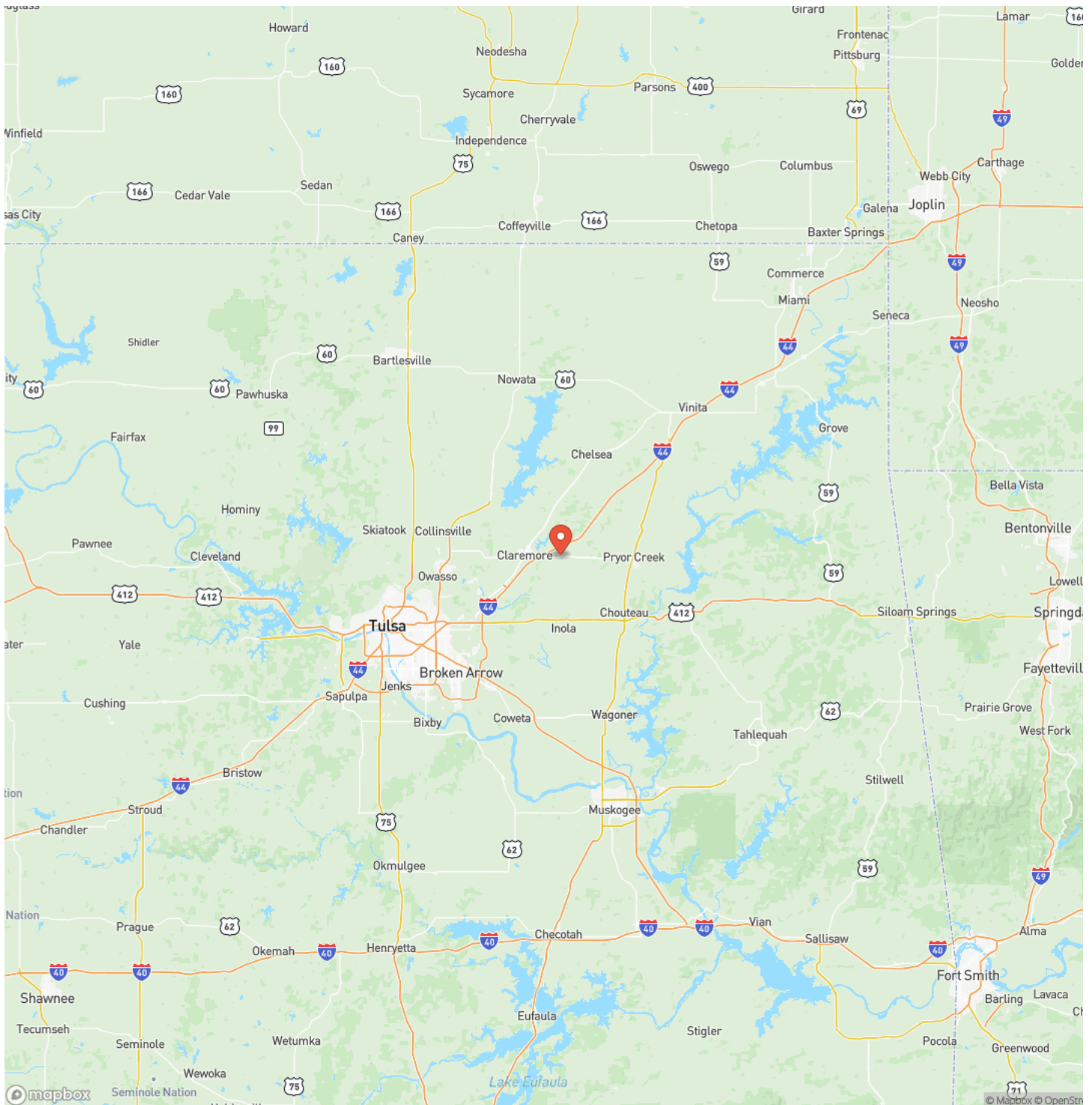




## Locator Map



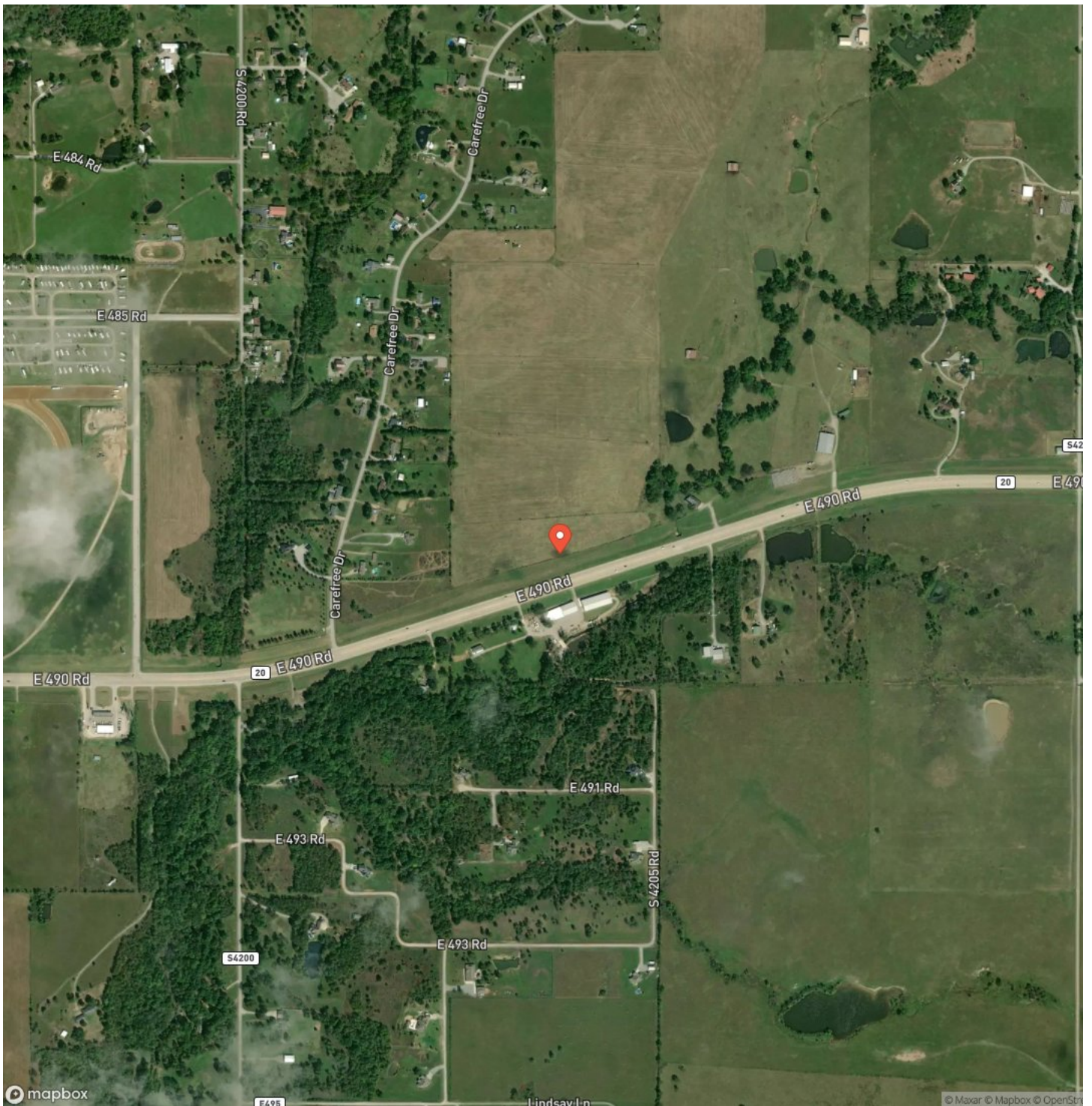
## Locator Map



**MORE INFO ONLINE:**



## Satellite Map



**MORE INFO ONLINE:**

**[www.g7ranches.com](http://www.g7ranches.com)**

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**Claremore, OK / Rogers 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

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## 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.

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**G7 Ranches**  
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[www.g7ranches.com](http://www.g7ranches.com)

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