

Cottonwood Creek Ranch
Coker Rd
Macomb, OK 74852

\$598,900
193± Acres
Pottawatomie County



Cottonwood Creek Ranch
Macomb, OK / Pottawatomie County

SUMMARY

Address

Coker Rd

City, State Zip

Macomb, OK 74852

County

Pottawatomie County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

35.061667 / -96.985875

Taxes (Annually)

550

Acreage

193

Price

\$598,900

Property Website

<https://greatplainslandcompany.com/detail/cottonwood-creek-ranch-pottawatomie-oklahoma/65788/>



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PROPERTY DESCRIPTION

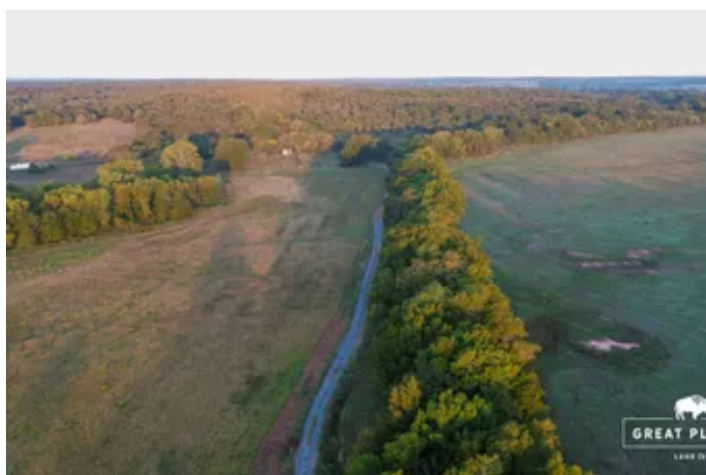
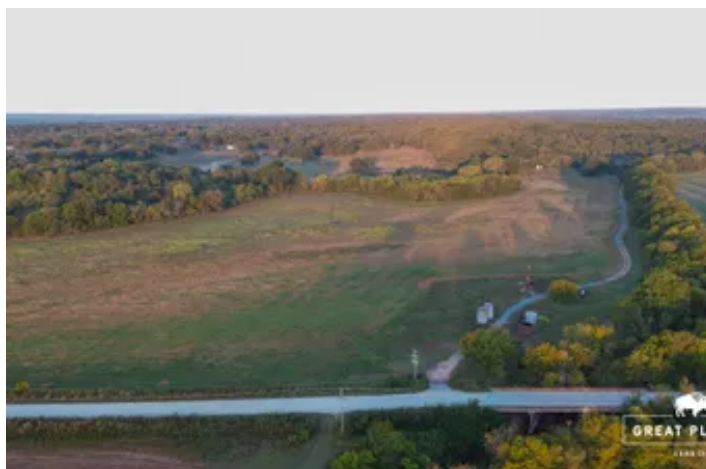
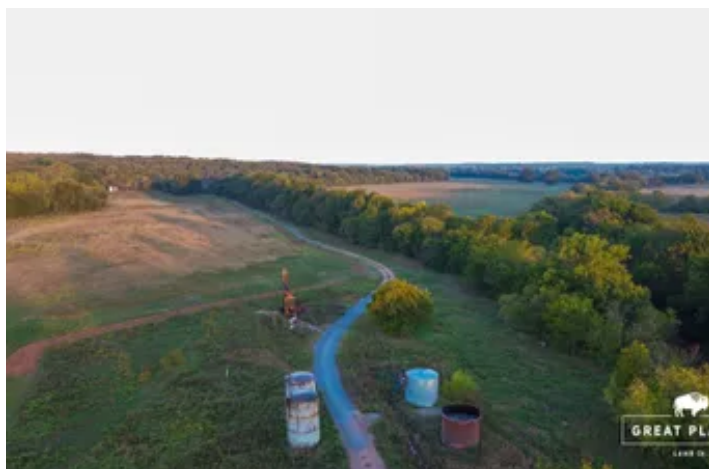
Attention all outdoor enthusiasts! We have an incredible opportunity for you: a stunning 193-acre property that's perfect for hunting, farming, or ranching. This versatile land features cotton wood creek and 100 acres of cleared grazing pasture, which could also be tillable. It's a dream come true for whitetail and turkey hunters, offering great cover from the trees while still being conveniently located right off the county road. Enjoy the seclusion and abundant wildlife that make this property a true gem. Don't miss out on this fantastic piece of land!

- 1 hr from OKC
- 25 Min from Shawnee
- 80 more acres available if looking for more acreage

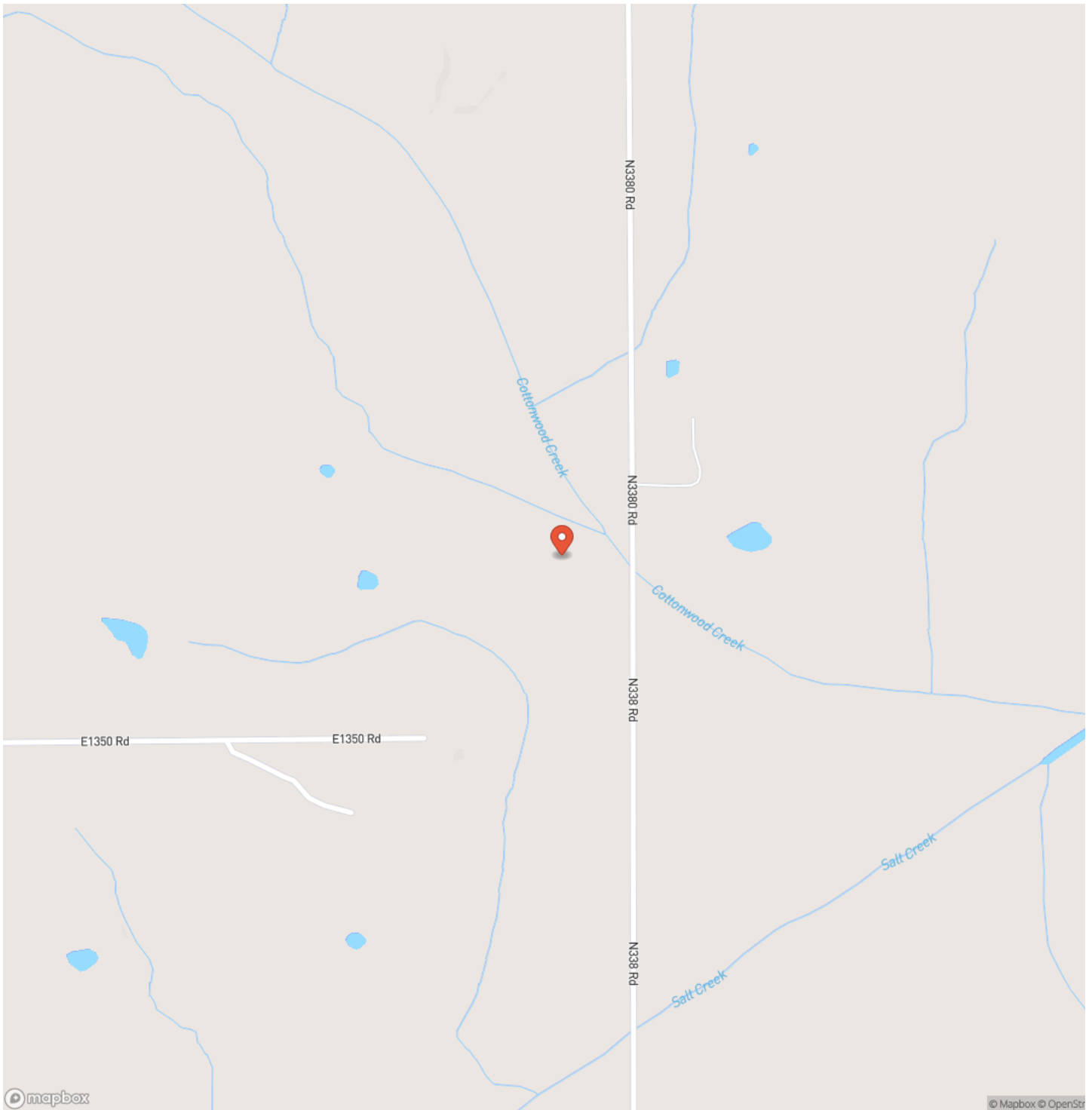
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Great Plains Land Company.



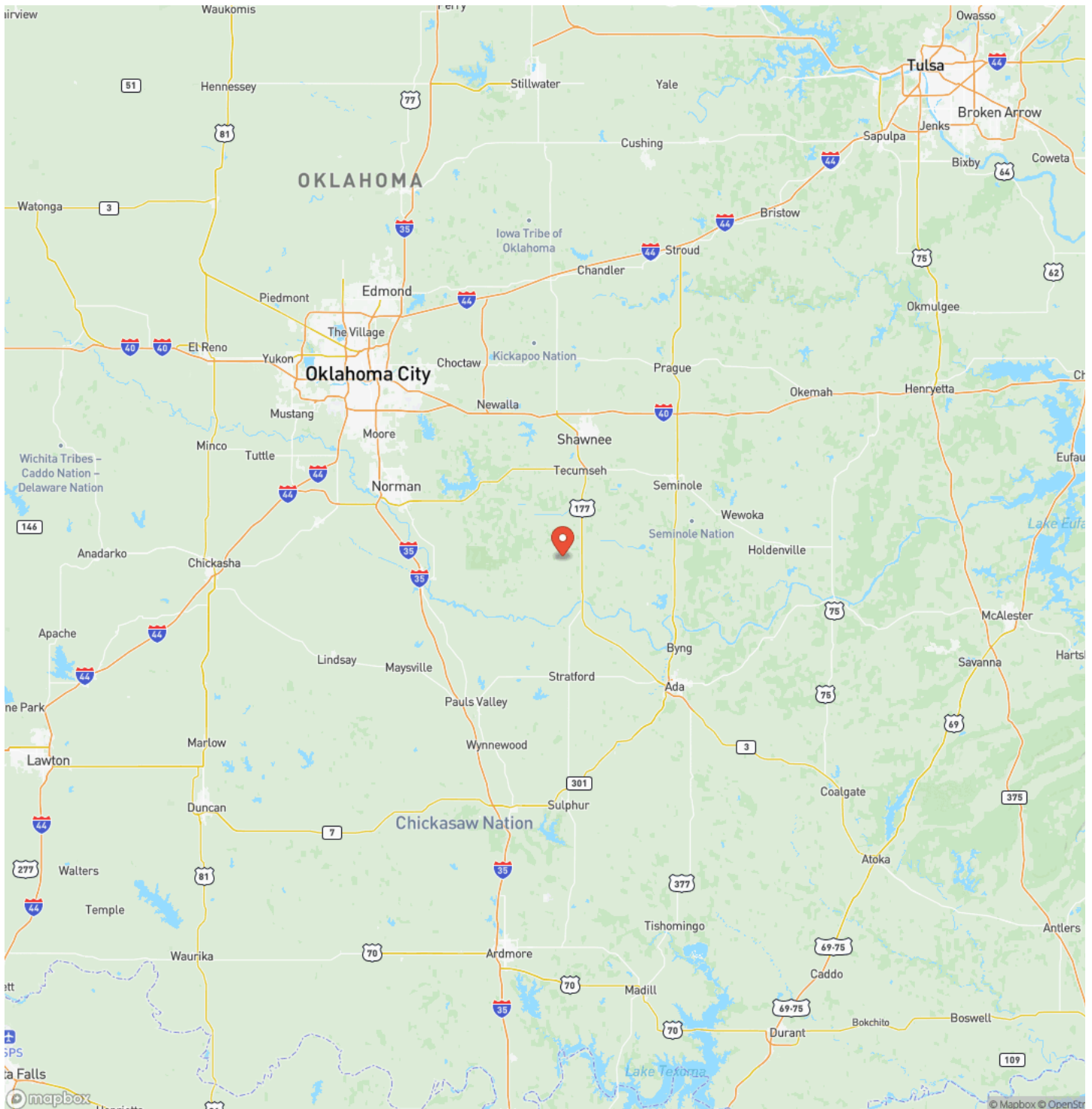
Cottonwood Creek Ranch
Macomb, OK / Pottawatomie County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Kale Crocker

Mobile

(580) 216-8160

Email

kale@greatplains.land

Address

City / State / Zip

NOTES

This image shows a blank 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.

[illegible]

MORE INFO ONLINE:
greatplainslandcompany.com

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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