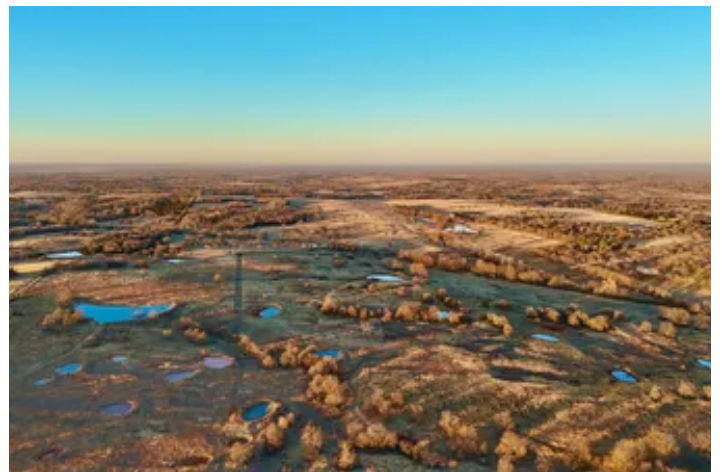


76+/- Acres with multiple Ponds & Prime Homesite Potential!
N 3360 Rd
Mcloud, OK 74851

\$569,000
76± Acres
Lincoln County



76+/- Acres with multiple Ponds & Prime Homesite Potential!
Mcloud, OK / Lincoln County

SUMMARY

Address

N 3360 Rd

City, State Zip

Mcloud, OK 74851

County

Lincoln County

Type

Undeveloped Land, Recreational Land, Hunting Land, Farms

Latitude / Longitude

35.544963 / -97.018766

Acreage

76

Price

\$569,000

Property Website

<https://cedarcreeklandandhome.com/property/76-acres-with-multiple-ponds-prime-homesite-potential-/lincoln/oklahoma/99486/>



76+/- Acres with multiple Ponds & Prime Homesite Potential!

McCloud, OK / Lincoln County

PROPERTY DESCRIPTION

Situated just south of Wellston just off highway 177 this 76+/- acre tract offers an ideal homesite with excellent access to major highways and Whiterock Elementary school just around the corner. The rolling countryside provides a picturesque setting, perfect for building your dream home or starting a new homestead.

The property features rolling meadow views with mature oaks and pecans dotting the property and lining the seasonal creeks. A very unique feature to this property is the 20 seasonal ponds along with 2 year round ponds. The vast water resources for enjoyment and livestock really sets this property apart from most. Road frontage on the east side creates the opportunity to have multiple entrances to your new home or pastures for livestock. There is subtle elevation change as you enter the property working west to the highest point of the property. Centrally located on the property is an ideal spot to place a new home overlooking the ponds and countryside. Electric is available at the road, and the area is known for good producing water wells. Barbwire fence lines the county road, along the south, and also the west boundary.

If you've been searching for a rural property with great access this one deserves a look.

Looking for more acreage? This property is part of a larger offering! Ask about purchasing adjoining land to build a larger acreage package.

Call Jackson Greene today at [405-503-0878](tel:405-503-0878)

Co-listed with Blake Merritt at [405-317-8670](tel:405-317-8670)

Nearby towns and major highways:

- Wellston - 15 minutes
- Chandler - 20 minutes
- Shawnee - 25 minutes
- Edmond / OKC / Midwest City - 40 minutes
- Highway 177 - 1.5 miles
- Highway 62 - 4 miles
- Route 66 - 10.5 miles
- Turner Turnpike (I-44) 12.5 miles
- I-40 - 12.5 miles

76+/- Acres with multiple Ponds & Prime Homesite Potential!
Mcloud, OK / Lincoln County



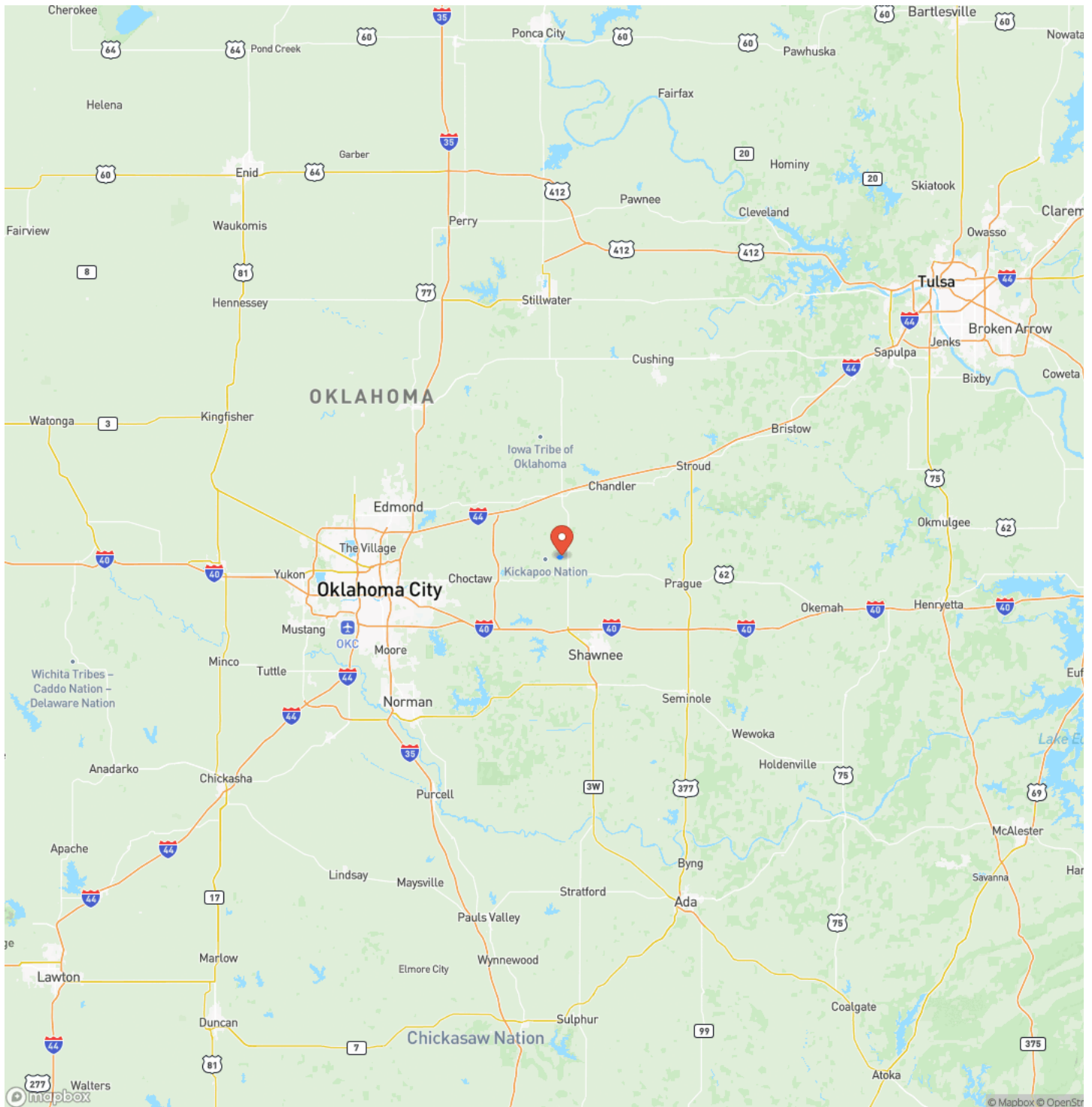
76+/- Acres with multiple Ponds & Prime Homesite Potential!
Mcloud, OK / Lincoln County

Locator Map



76+/- Acres with multiple Ponds & Prime Homesite Potential!
Mcloud, OK / Lincoln County

Locator Map

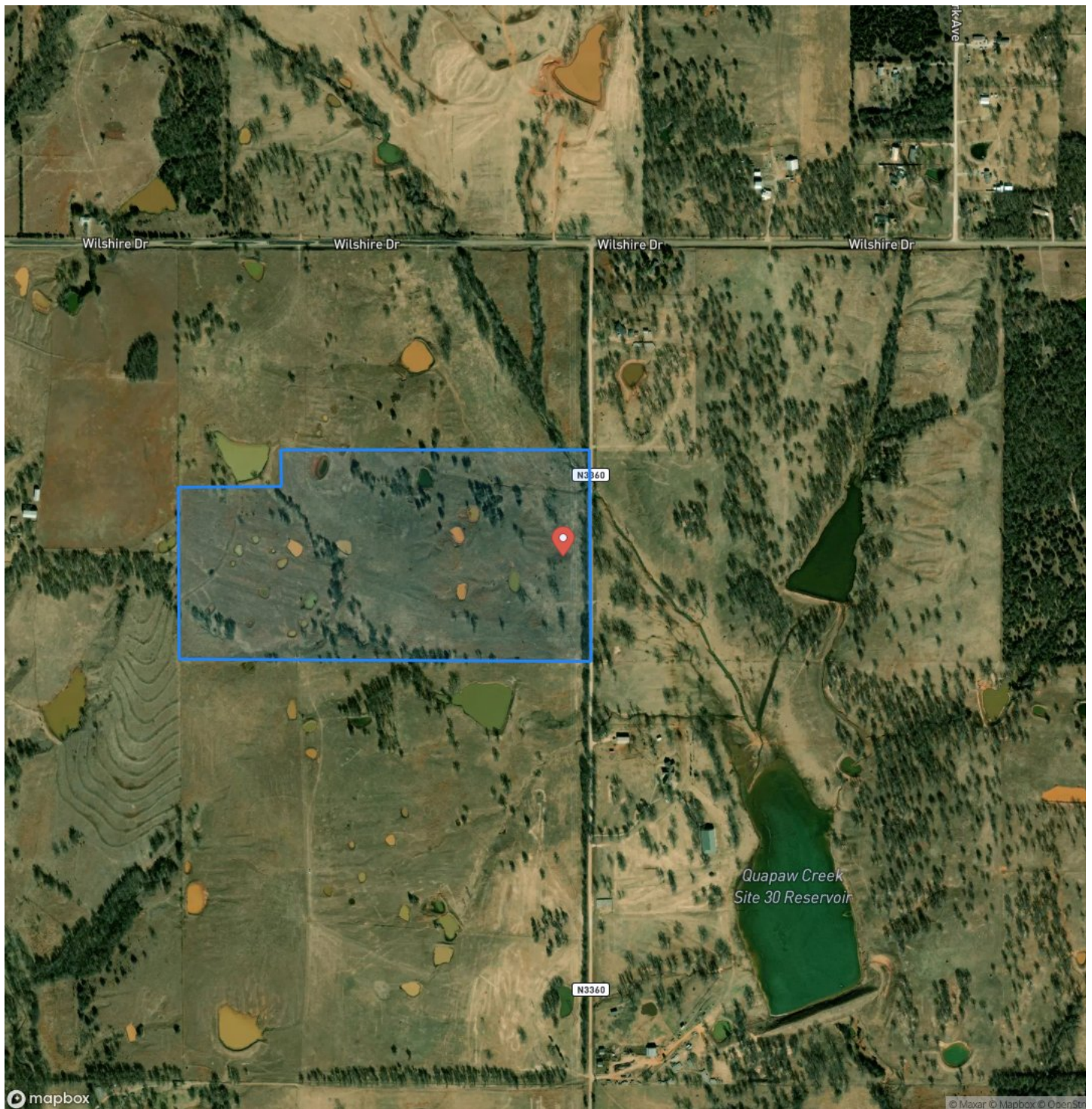


MORE INFO ONLINE:

<https://cedarcreeklandandhome.com>

76+/- Acres with multiple Ponds & Prime Homesite Potential!
Mcloud, OK / Lincoln County

Satellite Map



76+/- Acres with multiple Ponds & Prime Homesite Potential!
Mcloud, OK / Lincoln County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jackson Greene

Mobile

(405) 503-0878

Office

(405) 503-0878

Email

jackson@cedarcreeklandandhome.com

Address

3705 W Memorial Rd. #1405

City / State / Zip

Oklahoma City, OK 73034

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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.

Exit Realty Premier
3705 W Memorial Rd.
Oklahoma City, OK 73134
(405) 503-0878
<https://cedarcreeklolandandhome.com>
