

76+/- Acres with 22 Ponds & Prime Homesite Potential!
N 3360 Rd
Mcloud, OK 74851

\$569,000
76± Acres
Lincoln County



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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://cedarcreekladandhome.com/property/76-acres-with-22-ponds-prime-homesite-potential-lincoln-oklahoma/99486/>



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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:

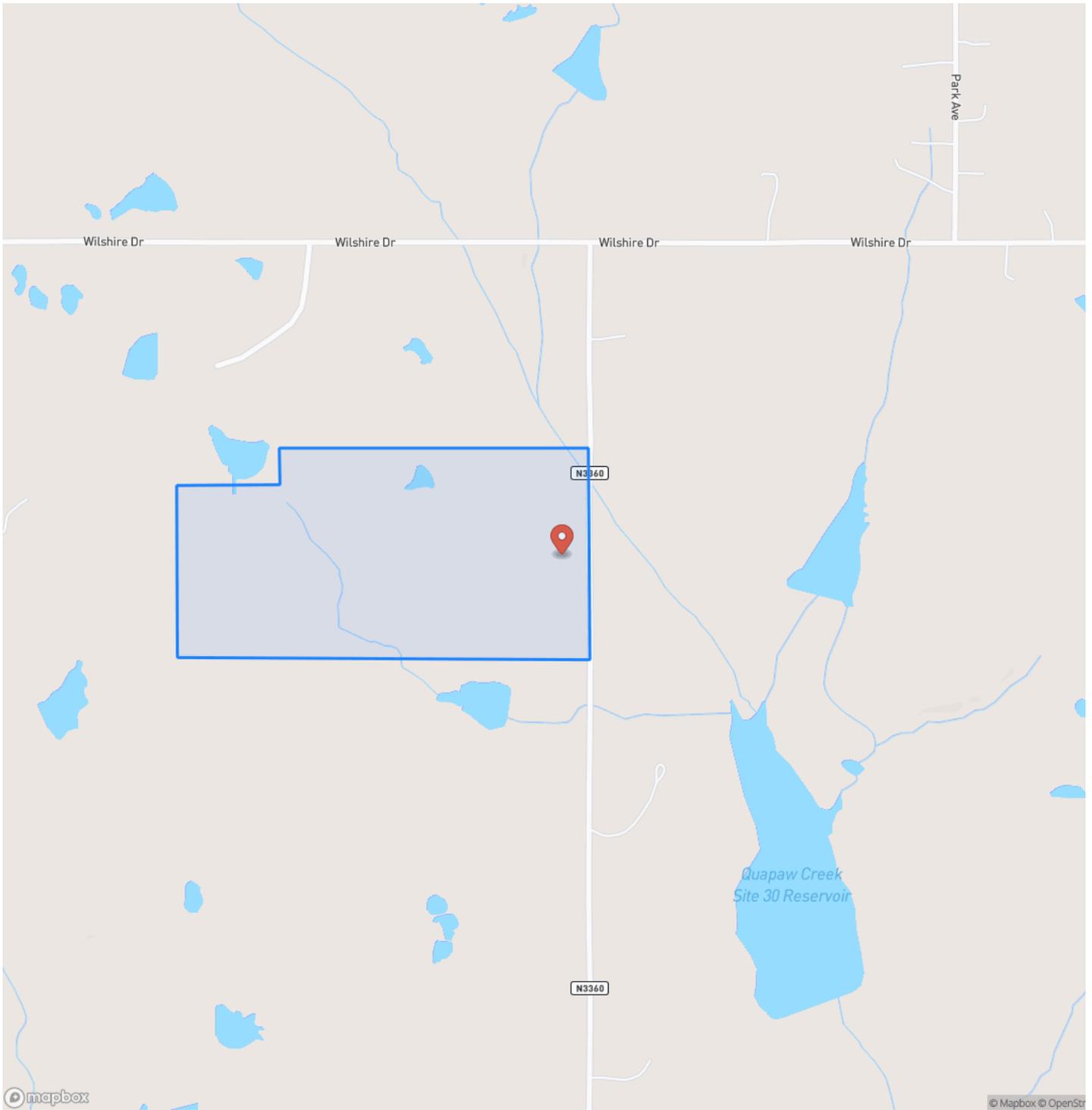
- Wellston - 15 minutes
- Chandler - 20 minutes
- Shawnee - 25 minutes
- Edmond / OKC / Midwest City - 40 minutes
- Highway 177 - 1.5 miles
- Highway 62 - 4 miles
- Route 66 - 10.5 miles
- Turner Turnpike (I-44) 12.5 miles
- I-40 - 12.5 miles

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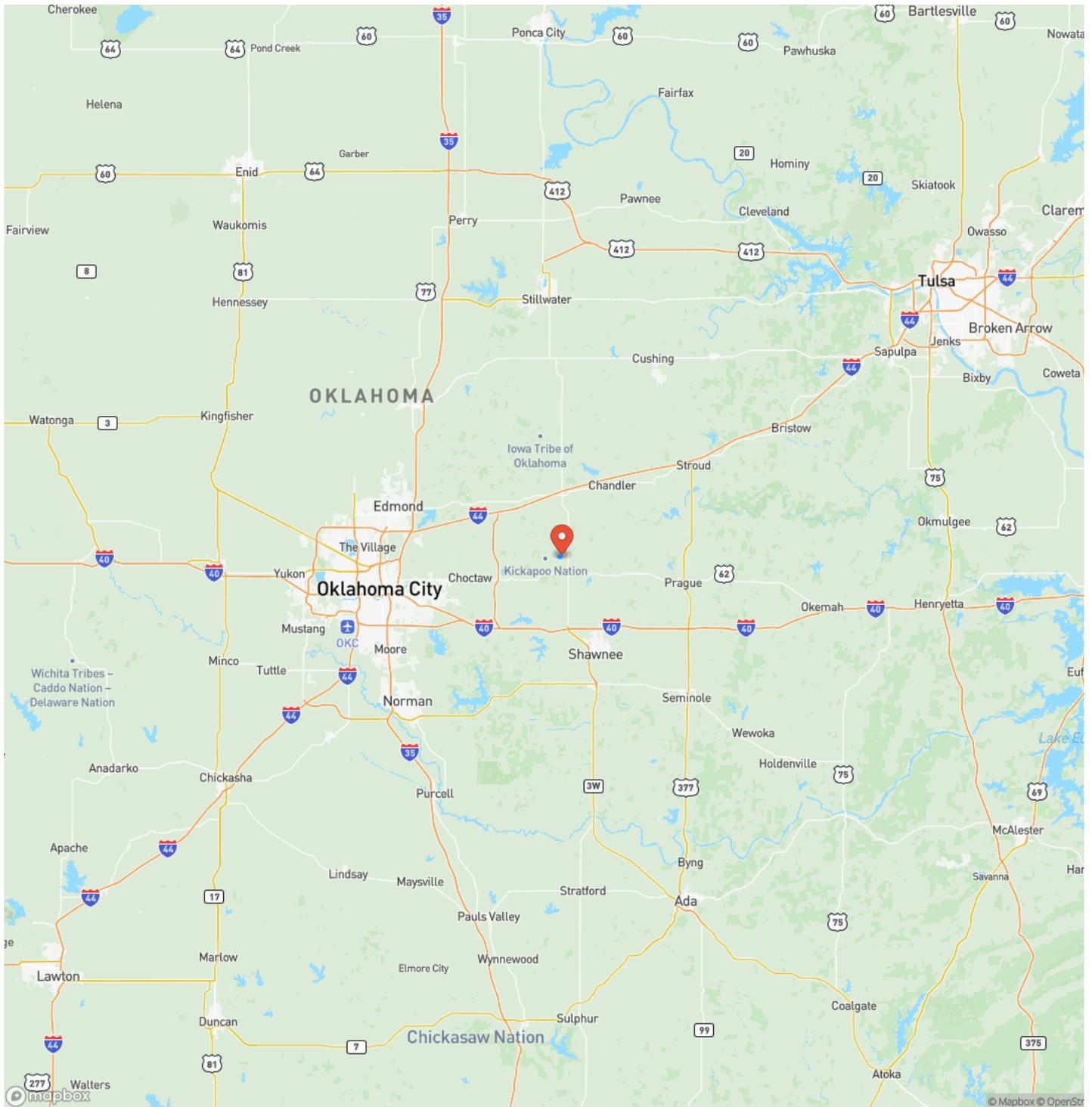
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Locator Map



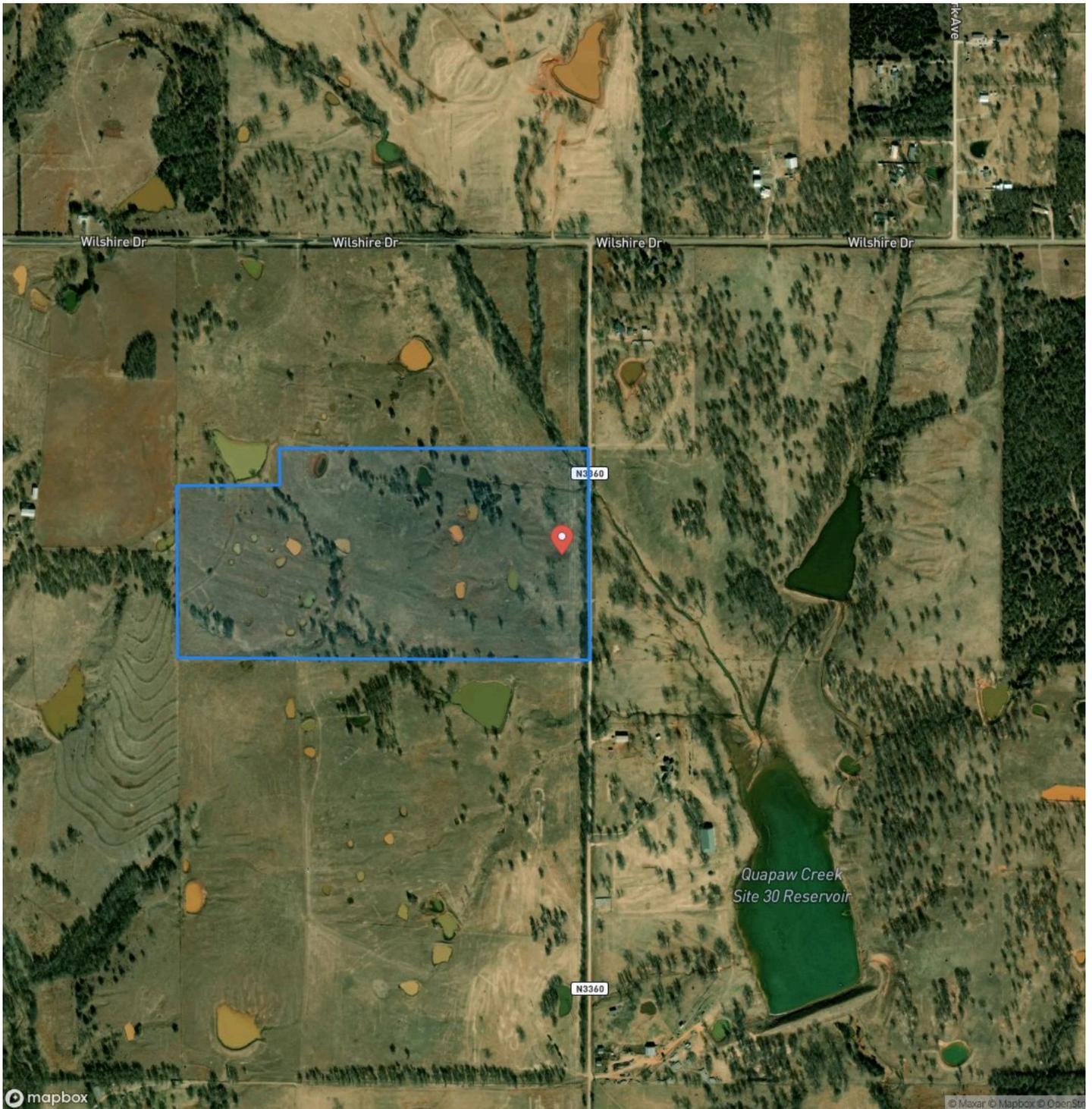
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Locator Map



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Satellite Map



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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