

240 acres heavily timbered with ponds, trails, and open meadows
Skagg City Rd
Macomb, OK 74852

\$624,000
240± Acres
Pottawatomie County



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Macomb, OK / Pottawatomie County

SUMMARY

Address

Skagg City Rd

City, State Zip

Macomb, OK 74852

County

Pottawatomie County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.118844 / -96.897267

Taxes (Annually)

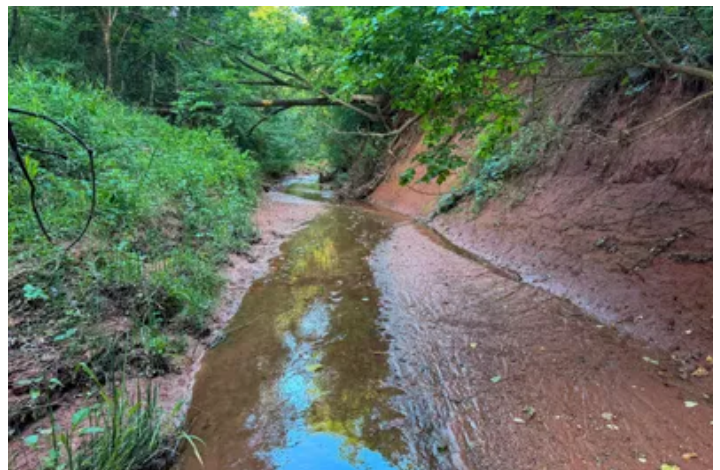
230

Acreage

240

Price

\$624,000



MORE INFO ONLINE:

<https://cedarcreeklandandhome.com>

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PROPERTY DESCRIPTION

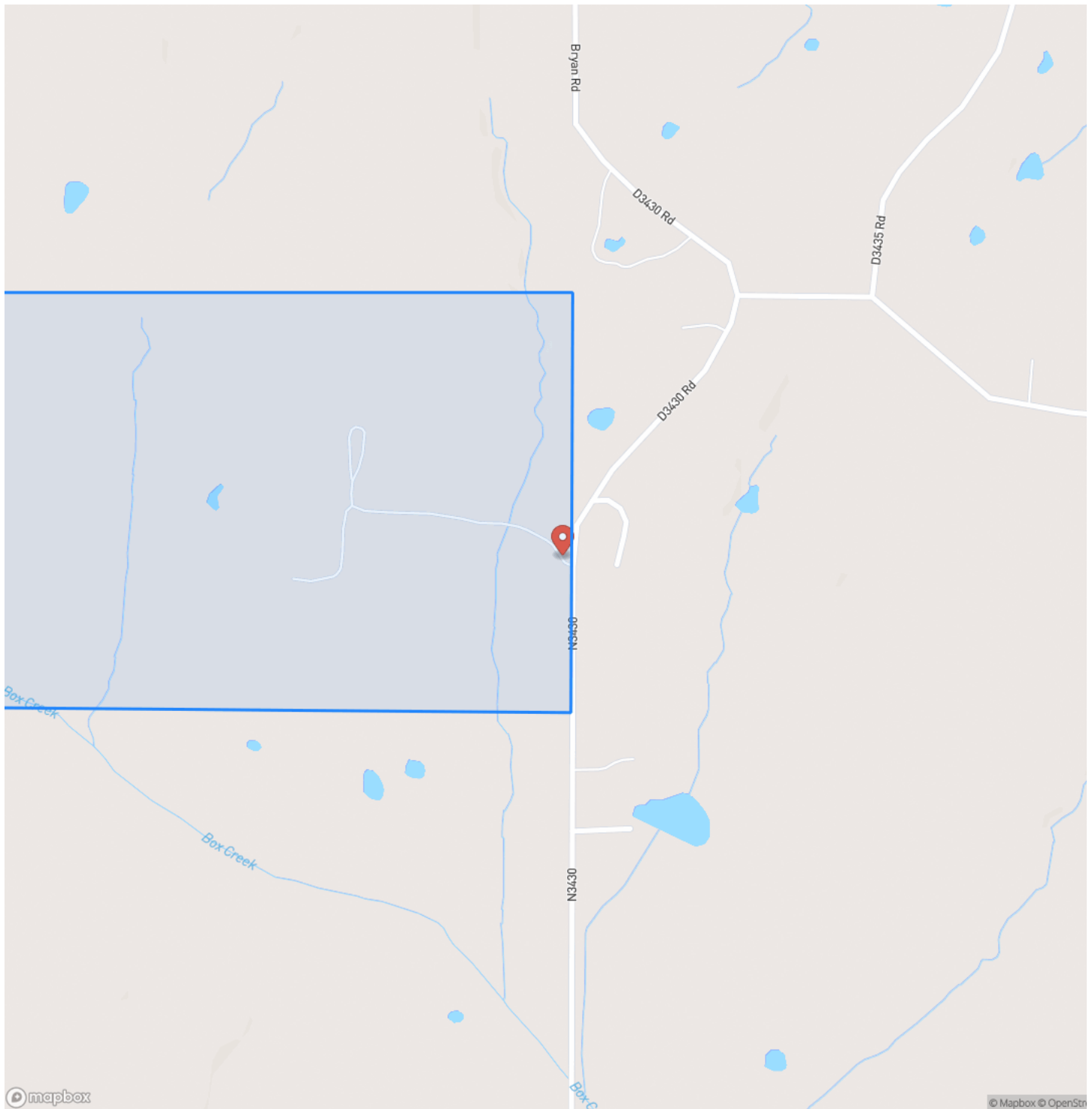
The Pottawatomie 240 acre tract sits in a quiet area ideal for an outdoor enthusiast that wants limited road frontage and plenty of timber to create the perfect habitat for wildlife. If you are looking for a secluded tract of land to build a home on or hunt with little pressure and privacy, this is it! This 240 acres has two seasonal creeks that run the full distance of the property from north to south, and the Box Creek which is a live creek in the southwest corner. Walking all over this property you can't go far without seeing a pond or saying that is a great spot for a tree stand. There are 5 ponds on the property that hold some good Bass, Perch and Crappie. With over 100' of elevation change on the property you have draws and creeks that make this property feel even bigger than it actually is. I would consider this property to be 80% timber and 20% open ground. The established trail system takes you to open meadows and lanes between big timber that are perfectly situated for setting up tower blinds or tree stands. The timber on this property is a perfect mix of what you would want. There's larger oaks with a high canopy and good visibility on the floor and then there are black jacks and cedars providing the thermal and seclusion that whitetail need. There is also a concentration of black walnuts on the south side of the property between the box creek and a secondary creek. Topography provides several advantages to this 240 acre tract. The enjoyment of riding the atvs up and down hills and thru draws and creek beds is exhilarating and the ability to strategically pick your hunting spot for the evening based on wind and visibility from a hunting point of view. This is really a diverse tract and I can't speak enough about its potential to really be a generational place for a family to enjoy for years to come. The property is 2 miles east of Hwy 177 with good roads all the way to the pipe entrance. Tecumseh and Shawnee are both under 30 minutes along with OKC, Norman, and Ada all being under an hour. Give Jackson a call today @ [405-503-0878](tel:405-503-0878) with any questions or to schedule a showing.

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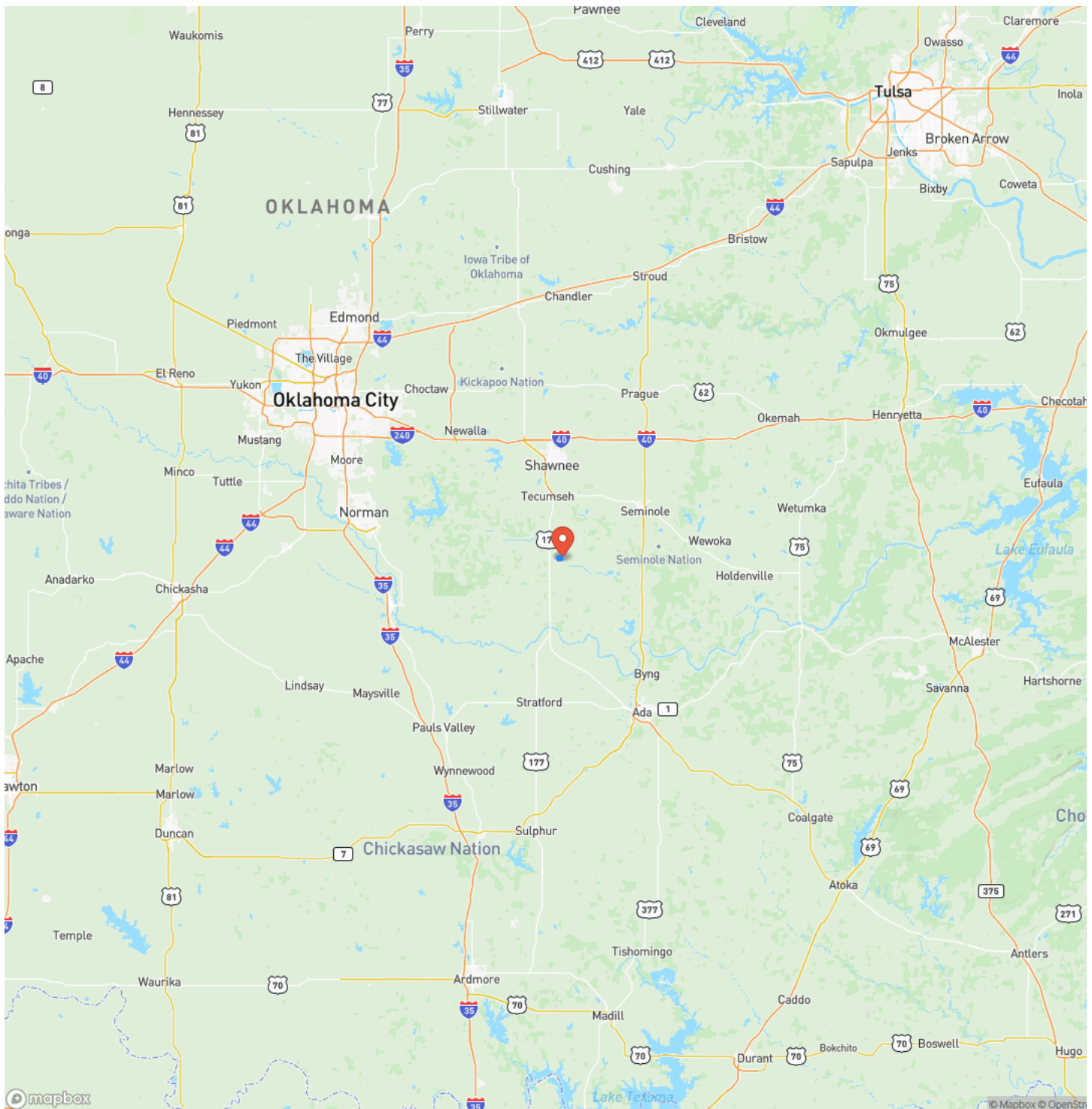
Locator Map



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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jackson Greene

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(405) 503-0878

Email

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Address

3705 W Memorial Rd.

City / State / Zip

Oklahoma City, OK 73034

NOTES

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<https://cedarcreeklandandhome.com>

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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.

Exit Realty Premier
3705 W Memorial Rd.
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