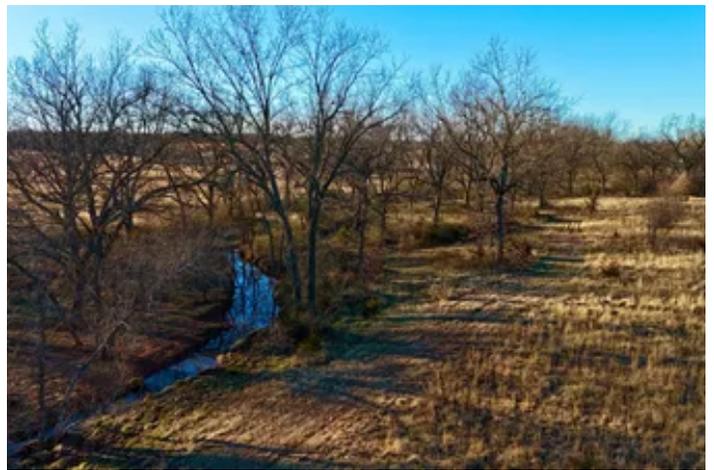


**Rolling 50 acres with 2 acre pond, prime build site, and
creek bottom views**
White Rock Road
Mcloud, OK 74851

\$412,500
50± Acres
Lincoln County



**Rolling 50 acres with 2 acre pond, prime build site, and creek bottom views
Mcloud, OK / Lincoln County**

SUMMARY

Address

White Rock Road

City, State Zip

Mcloud, OK 74851

County

Lincoln County

Type

Hunting Land, Undeveloped Land

Latitude / Longitude

35.539355 / -97.03468

Acreage

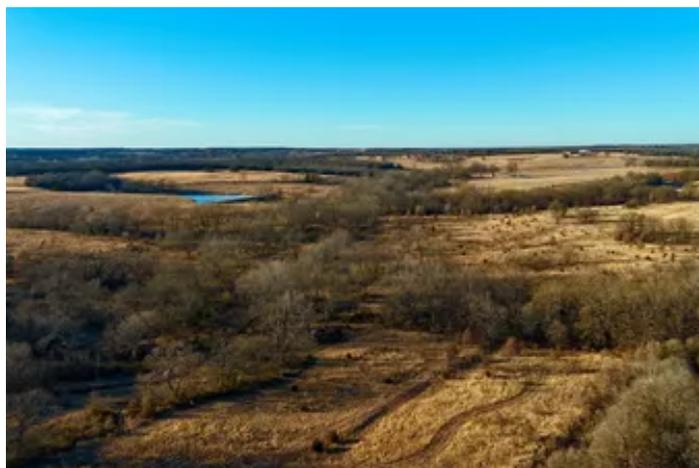
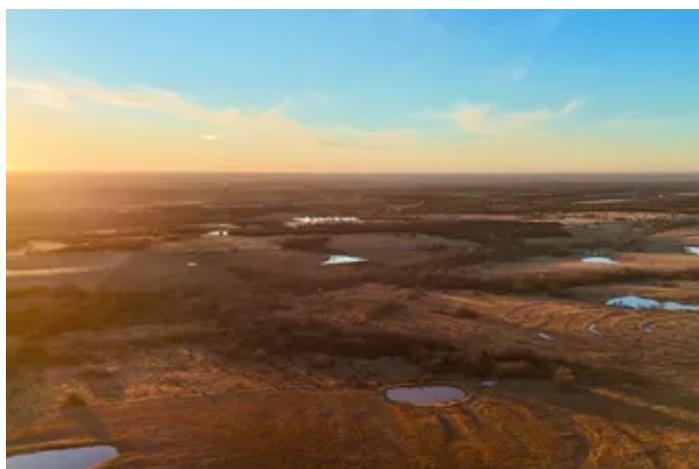
50

Price

\$412,500

Property Website

<https://cedarcreeklandandhome.com/property/rolling-50-acres-with-2-acre-pond-prime-build-site-and-creek-bottom-views/lincoln/oklahoma/99457/>



Rolling 50 acres with 2 acre pond, prime build site, and creek bottom views McCloud, OK / Lincoln County

PROPERTY DESCRIPTION

Situated just south of Wellston just off highway 177 this 50+/- acre tract offers an ideal homesite with excellent access to major highways and Whiterock Elementary school just up the road. 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, pecans, and big cottonwoods in the creek bottom. A large 2 acre pond is the main focal point to the west side of the property. Evenings fishing with the family await! A great location for a home would be just north of the 2 acre pond also allowing the morning sunrise view of the creek bottom below. If you are a deer hunter you will really enjoy the opportunity to set up tree stands and blinds in the timber that separates the two open pastures on the property. The travel corridors through the timber are perfect spots to set up ideal stand locations for the fall. There is subtle elevation change as you enter the property with the highest points being on the west and east sides working down to the creek at the center of the property. This property is the perfect balance of open pasture, water features, and timber. An ideal property for a forever home, use for recreation, or make a weekend getaway.

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)

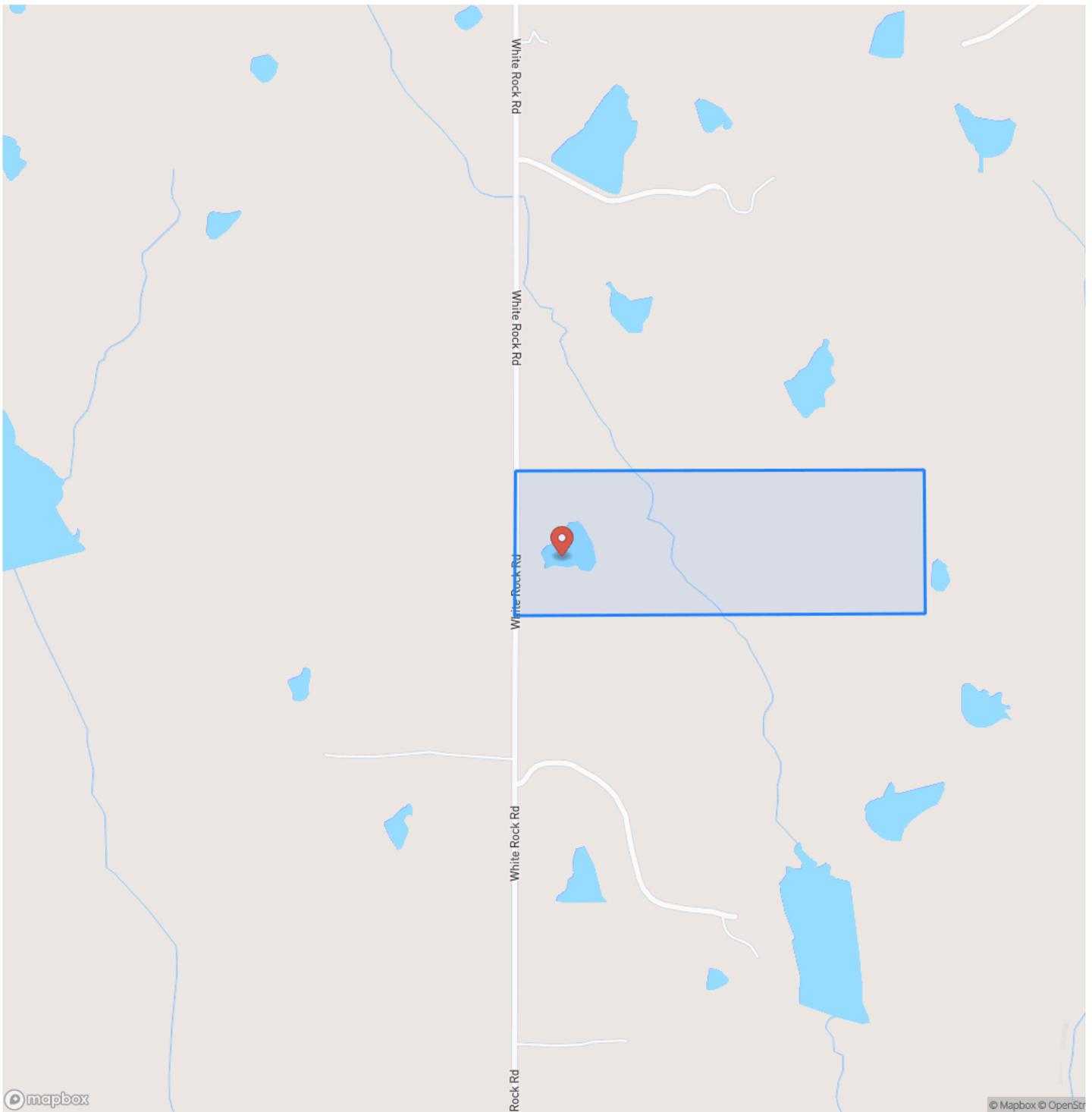
Nearby towns and major highways:

- 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

Rolling 50 acres with 2 acre pond, prime build site, and creek bottom views
Mcloud, OK / Lincoln County

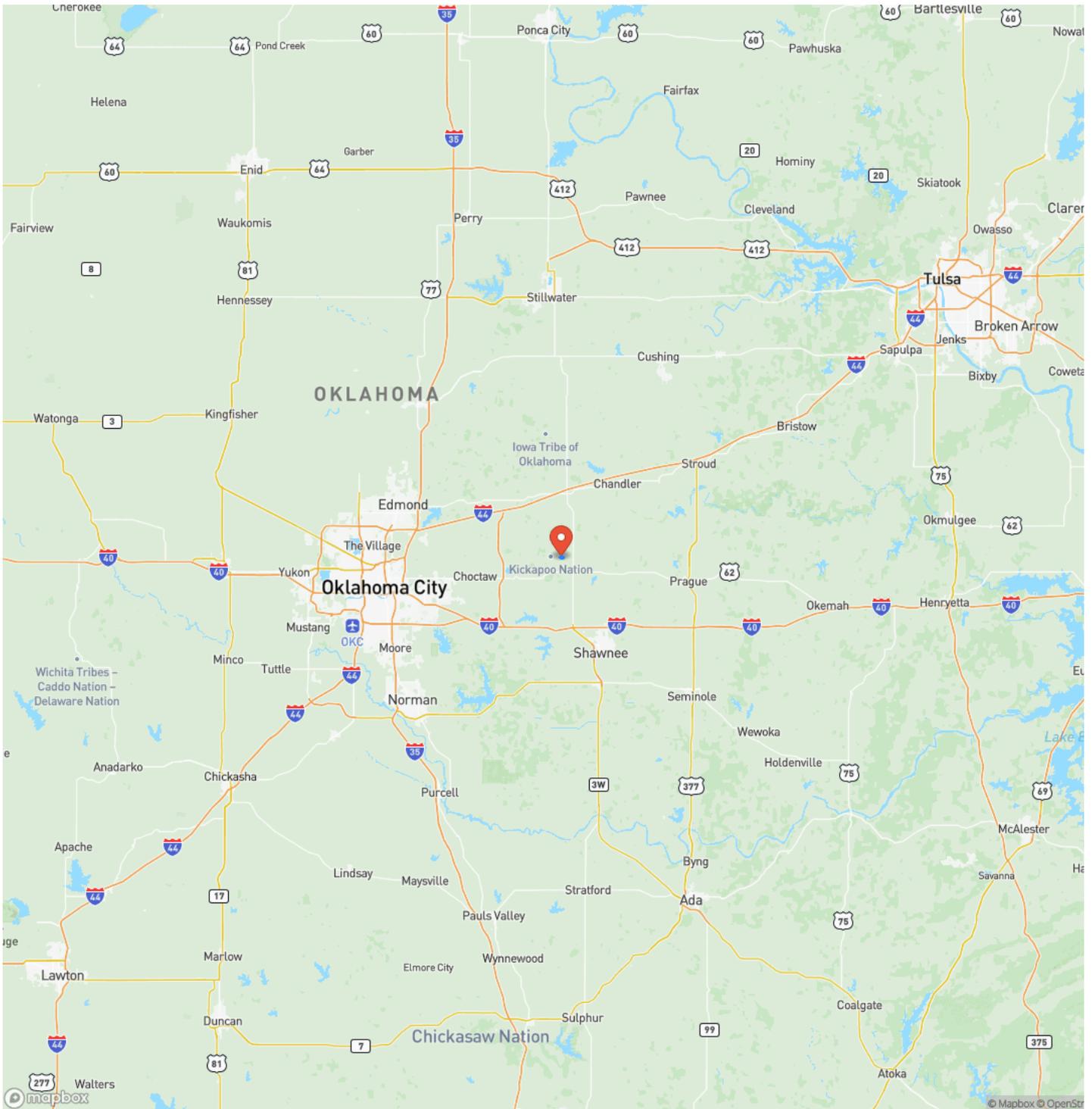


Locator Map



Rolling 50 acres with 2 acre pond, prime build site, and creek bottom views
Mcloud, OK / Lincoln County

Locator Map



MORE INFO ONLINE:

<https://cedarcreeklandandhome.com>

Satellite Map



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://cedarcreekladandhome.com>
