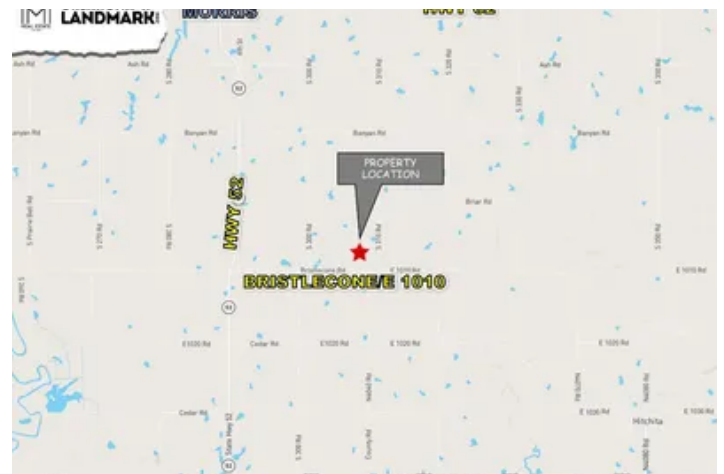
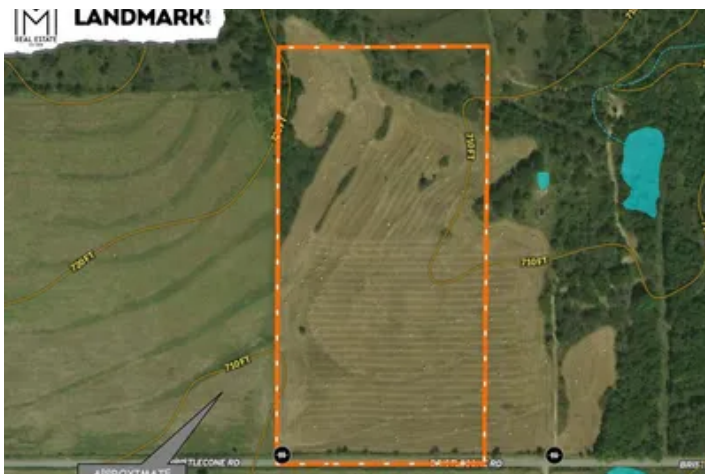


Versatile 20 +/- Acres in Morris  
0006 Bristlecone Road  
Morris, OK 74445

**\$55,000**  
10± Acres  
Okmulgee County



**Versatile 20 +/- Acres in Morris**  
**Morris, OK / Okmulgee County**

---

**SUMMARY**

**Address**

0006 Bristlecone Road

**City, State Zip**

Morris, OK 74445

**County**

Okmulgee County

**Type**

Ranches, Recreational Land, Undeveloped Land

**Latitude / Longitude**

35.5519 / -95.8285

**Taxes (Annually)**

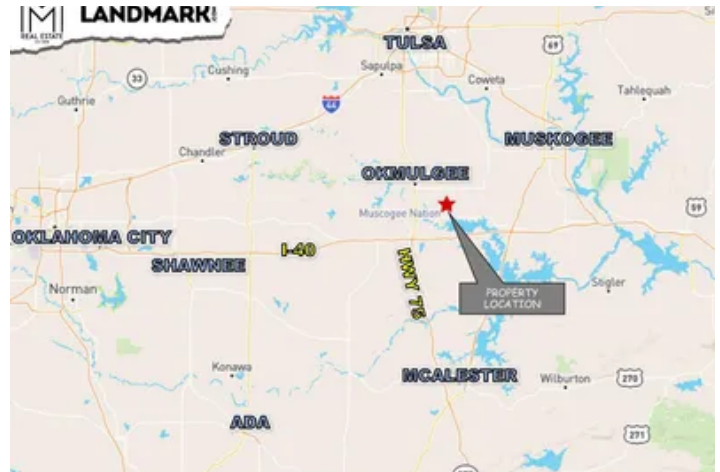
30

**Acreage**

10

**Price**

\$55,000



**Versatile 20 +/- Acres in Morris**  
**Morris, OK / Okmulgee County**

---

**PROPERTY DESCRIPTION**

Envision the abundant opportunities that could take place on these 20 +/- acres! This property is ready for your ranch home, family farm, or a variety of leisure activities. The level terrain delivers numerous suitable building sites for your improvements. These buildings are supported by nearby power and water utilities with RWD #4 located on the south side of Bristlecone Road. The pursuit and investment in agriculture can be fulfilled with these terraced pastures that are made up of class 2 soils. This land could be used for grazing livestock, cultivating a row crop, or home-grown produce.

Enjoy the many outdoor activities this place has to offer! Start creating memories of harvesting a deer, camping out, riding horses or ATVs, target practice, and much more! This secluded and conveniently located retreat is situated in the Morris School District just a couple miles east of Highway 52. Call today for your private showing!

GPS Coordinates: 35.5518, -95.8286

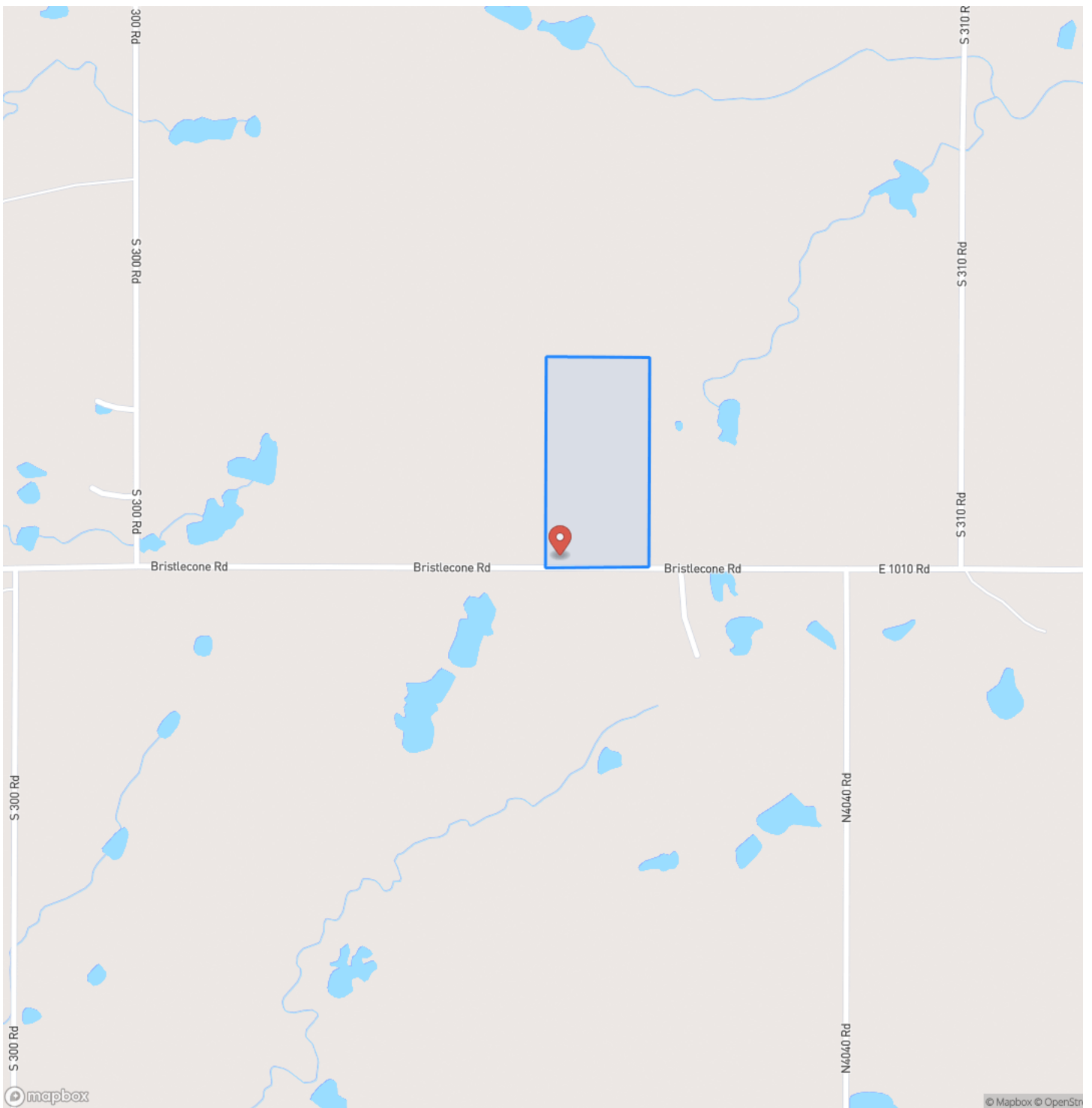


**Versatile 20 +/- Acres in Morris**  
**Morris, OK / Okmulgee County**

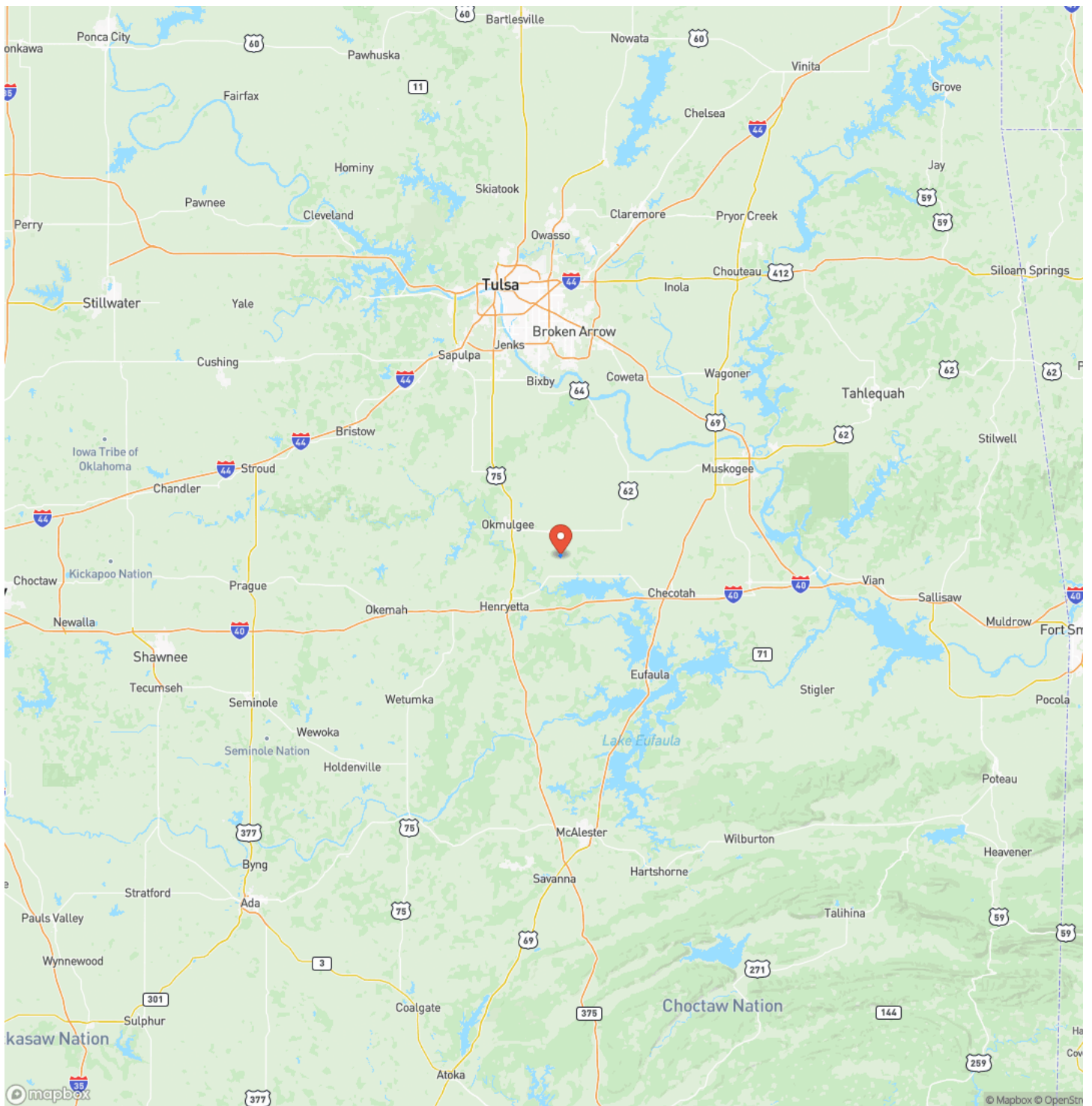
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## Locator Map

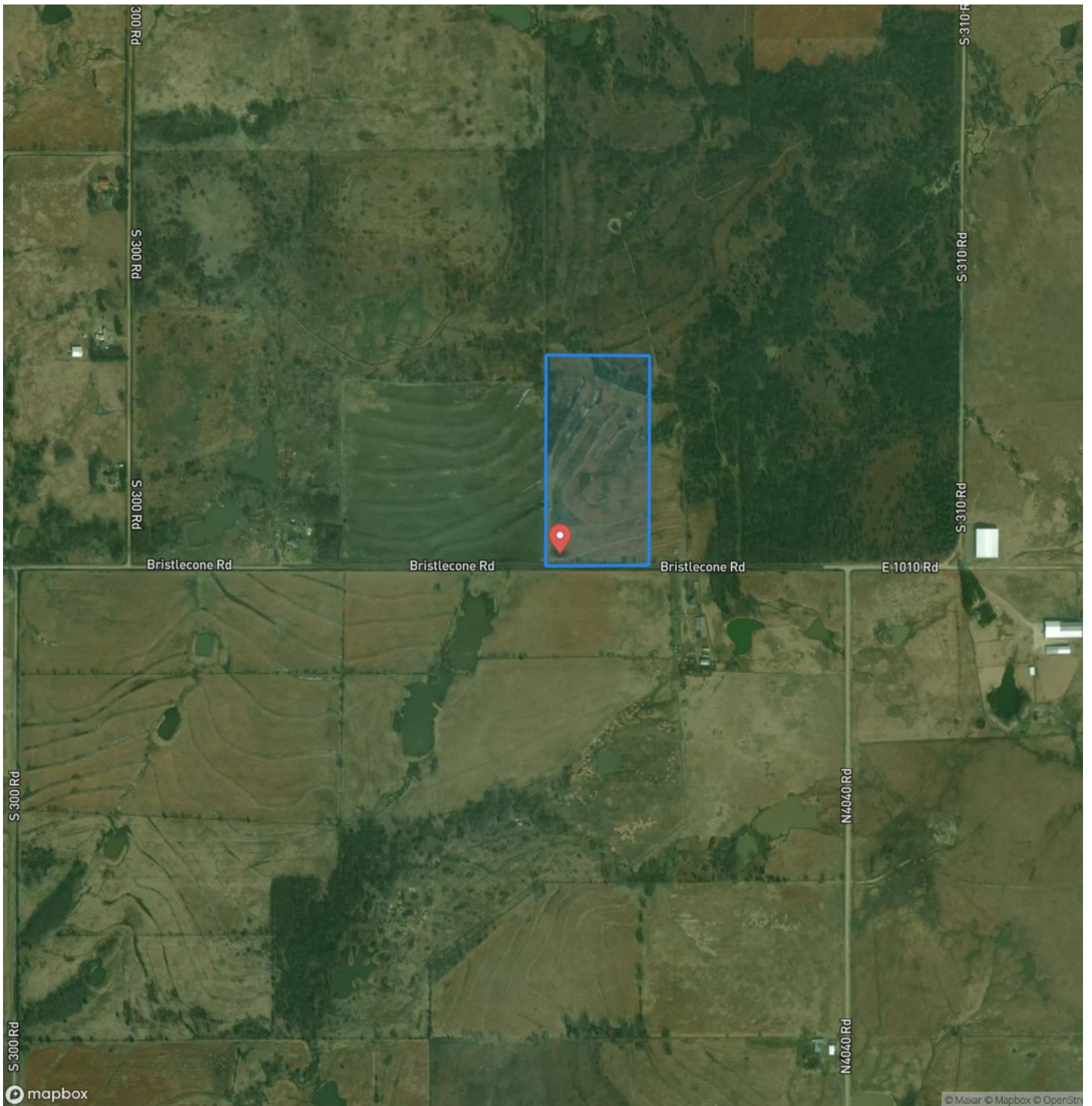


## Locator Map





## Satellite Map



## Versatile 20 +/- Acres in Morris Morris, OK / Okmulgee County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Rickard

## Mobile

(405) 642-7762

## Email

brian@oklahomalandmark.com

**Address**

6501 Avondale Drive

## City / State / Zip

Oklahoma City, OK 73116

## NOTES

[illegible]



## NOTES

This image shows a single 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.

## **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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**Metro Mark Real Estate**  
6501 Avondale Drive  
Nichols Hills, OK 73116  
(405) 848-8818

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