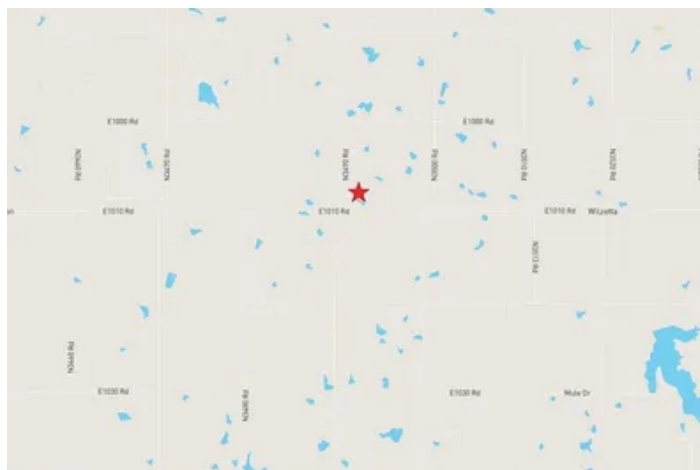
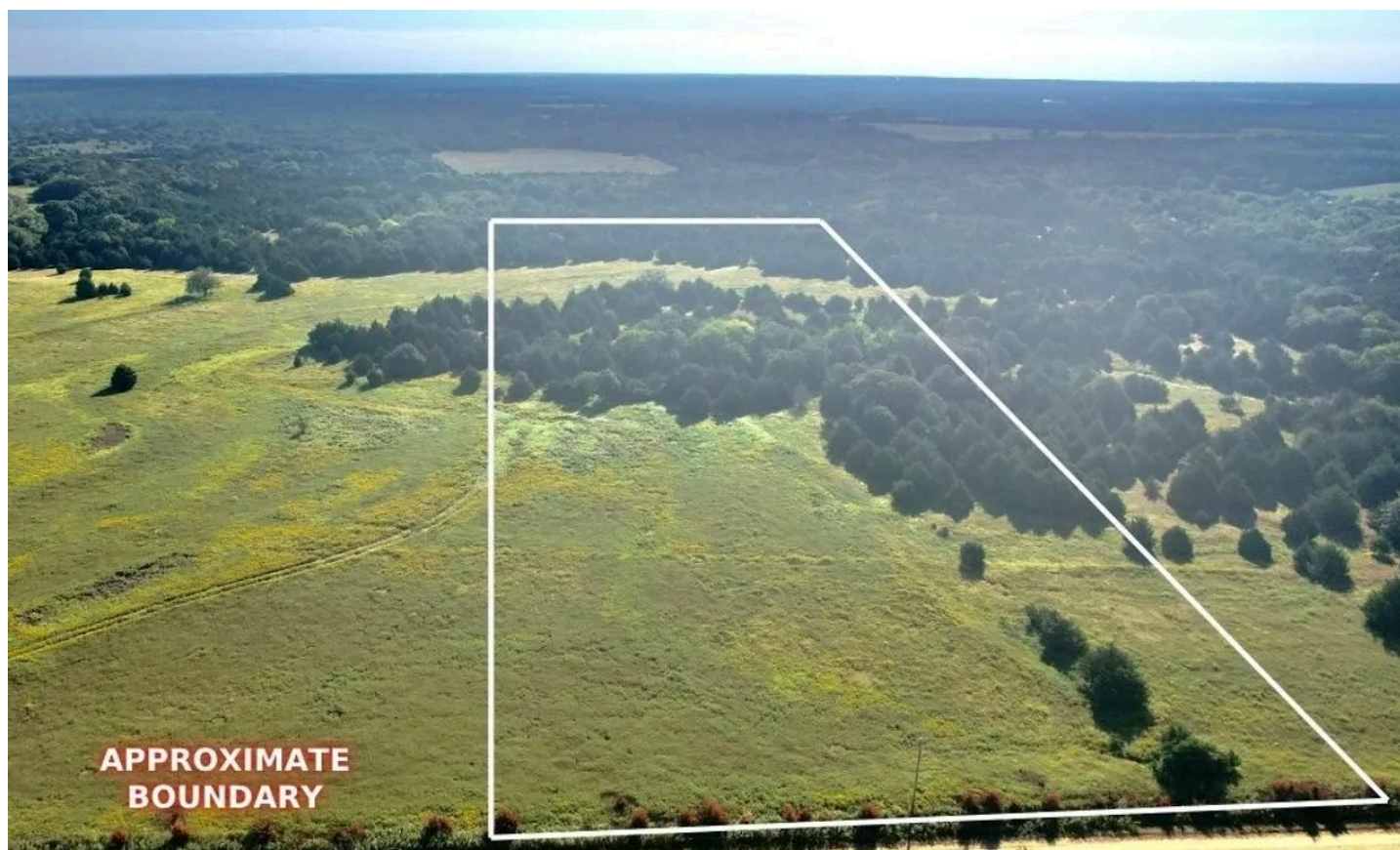




Rural 10 +/- Acres Between Meeker and Prague Sparks, OK / Lincoln County

SUMMARY

Address

0003 N. 3490 Road

City, State Zip

Sparks, OK 74869

County

Lincoln County

Type

Undeveloped Land, Lot

Latitude / Longitude

35.5553 / -96.7865

Acreage

10

Price

\$70,000



Rural 10 +/- Acres Between Meeker and Prague Sparks, OK / Lincoln County

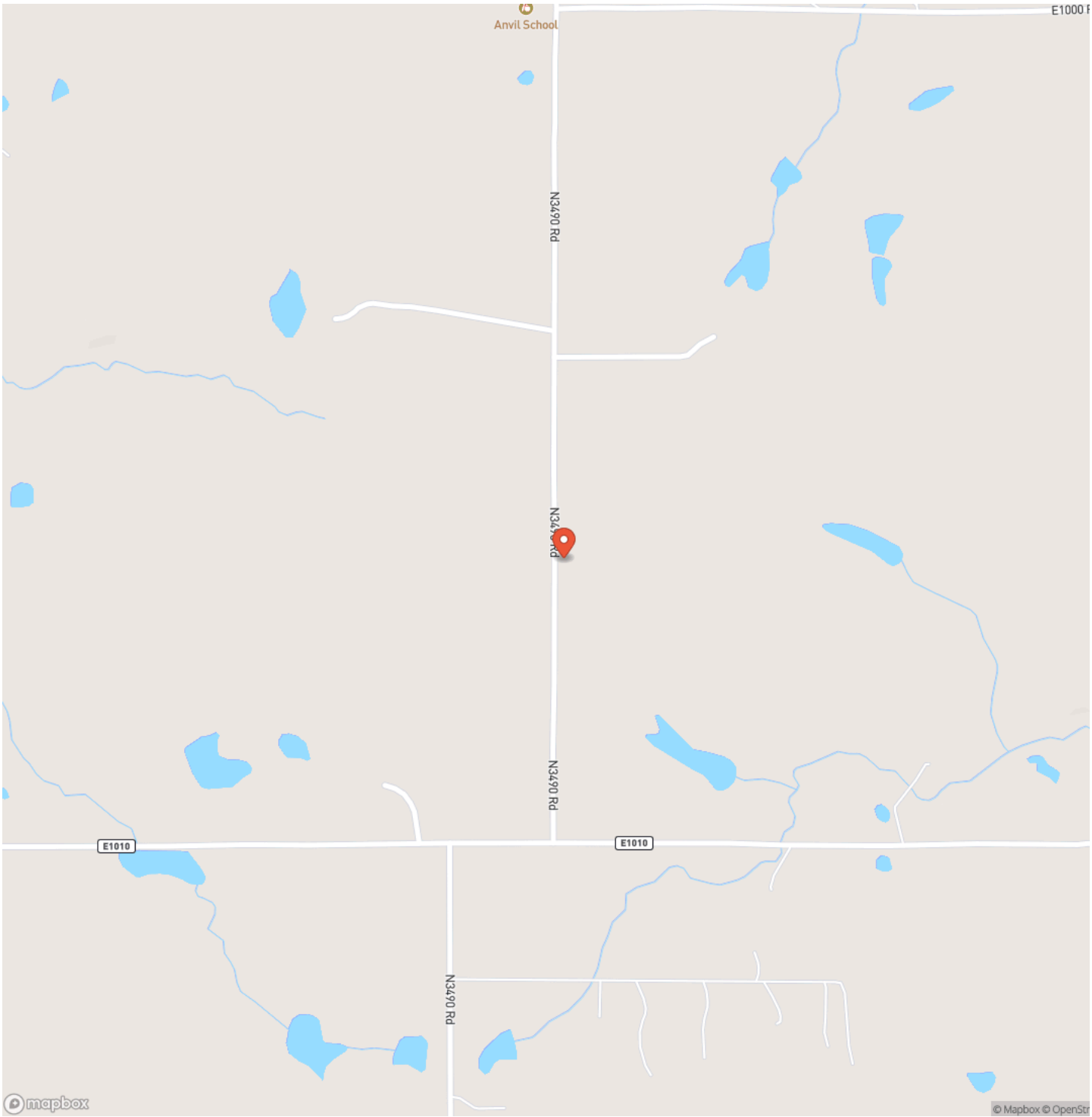
PROPERTY DESCRIPTION

Experience the freedom of country living on this beautiful 10 +/- acre property in the Prague Public Schools district. With no restrictions, you have the flexibility to build your custom home or modular home, design the ranch setup you've always wanted, and add shops, barns, or other outbuildings to fit your lifestyle. The land features quality soils and hearty pastures, ideal for raising livestock or creating a productive hobby farm. Grow your own produce, tend to your animals, and enjoy the satisfaction of cultivating your own land. Power is available at the road, and OWRB data shows good well potential between 175'–200' deep—a great foundation for your rural retreat. Outdoorsmen will appreciate the natural habitat at the back of the property, offering space to hunt, explore, or simply enjoy peaceful evenings surrounded by nature. This tract offers the perfect blend of independence, opportunity, and open space—everything you need to live life your way.

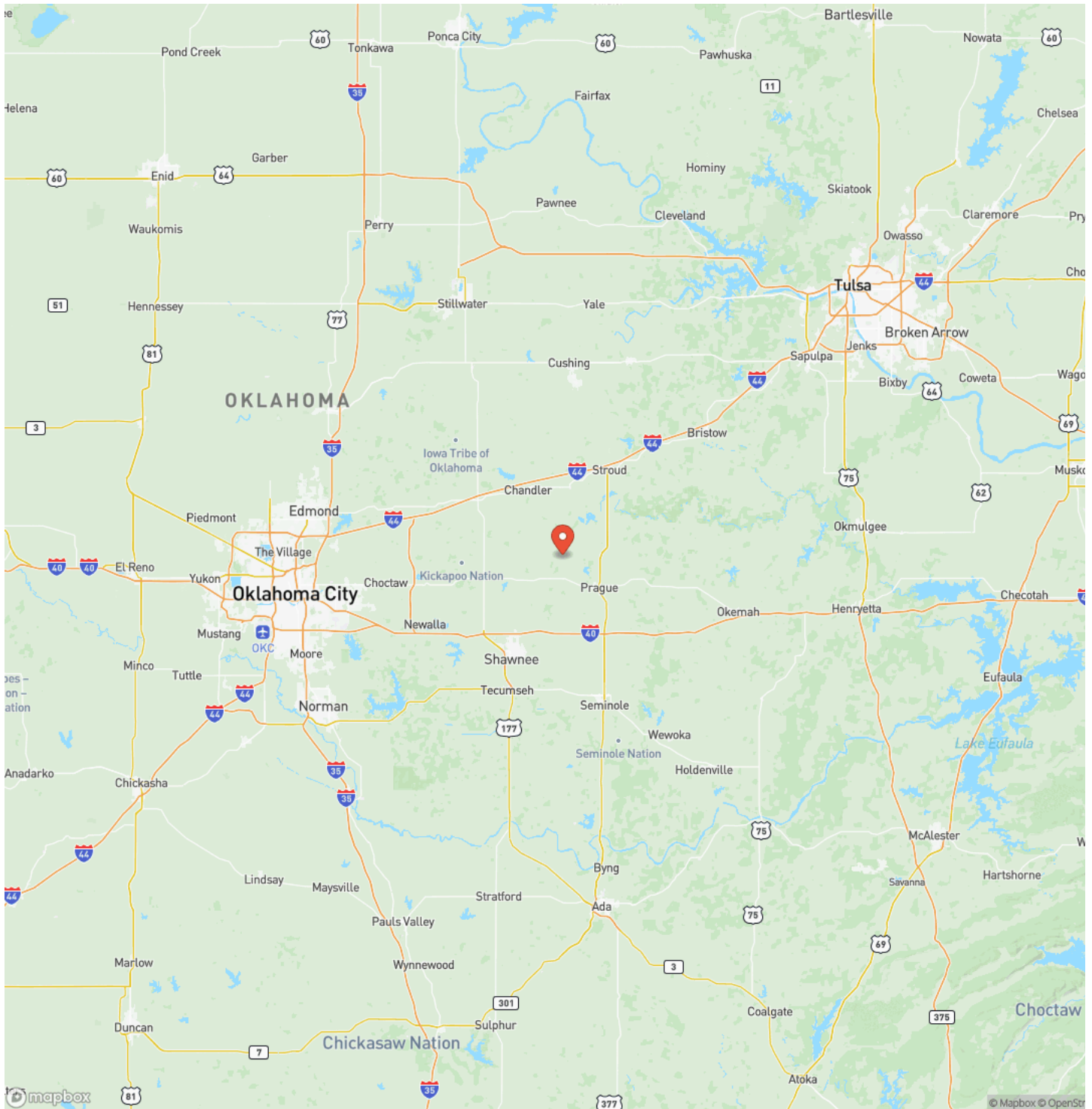
**Rural 10 +/- Acres Between Meeker and Prague
Sparks, OK / Lincoln County**



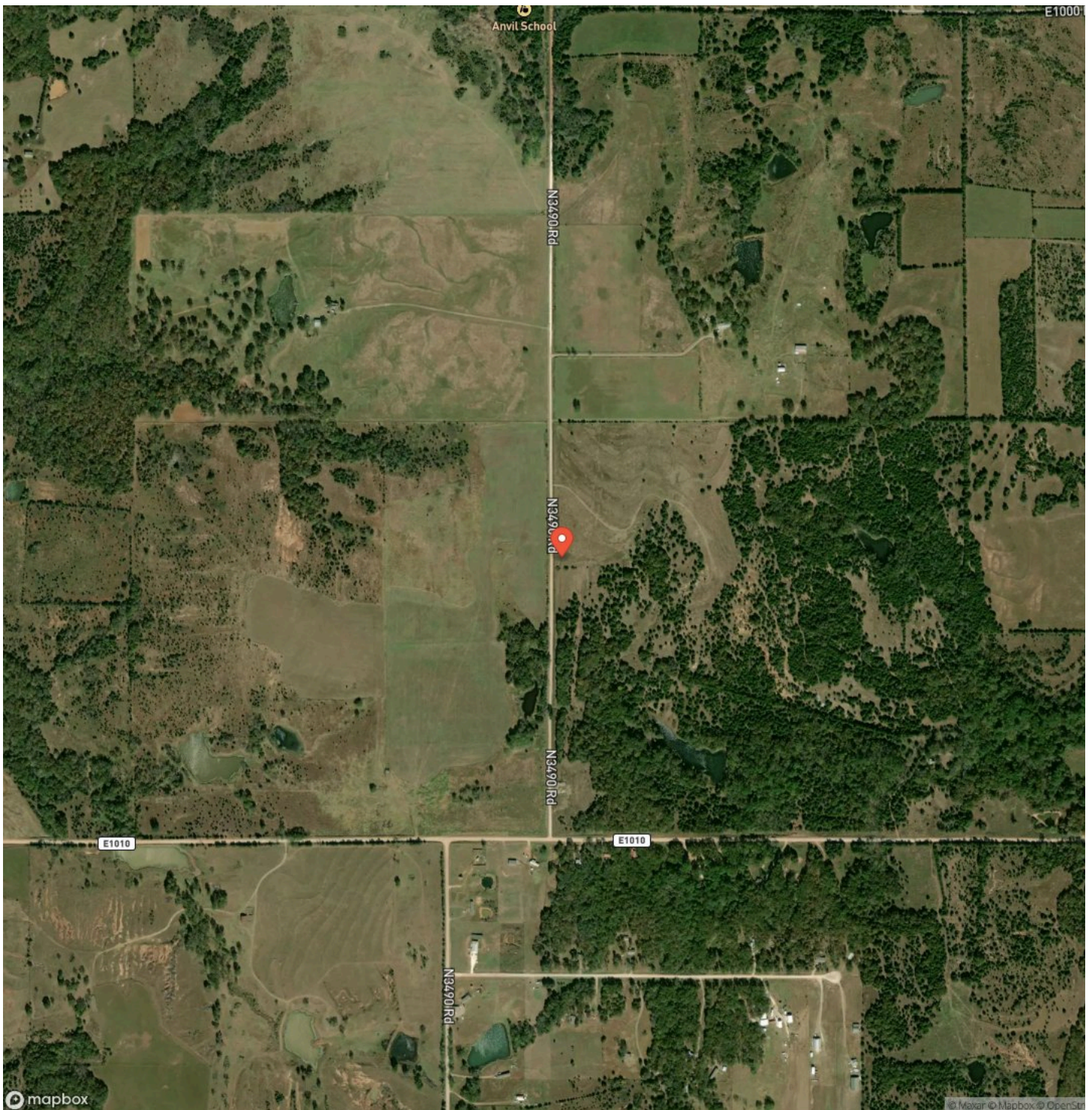
Locator Map



Locator Map



Satellite Map



Rural 10 +/- Acres Between Meeker and Prague Sparks, OK / Lincoln 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

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.

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