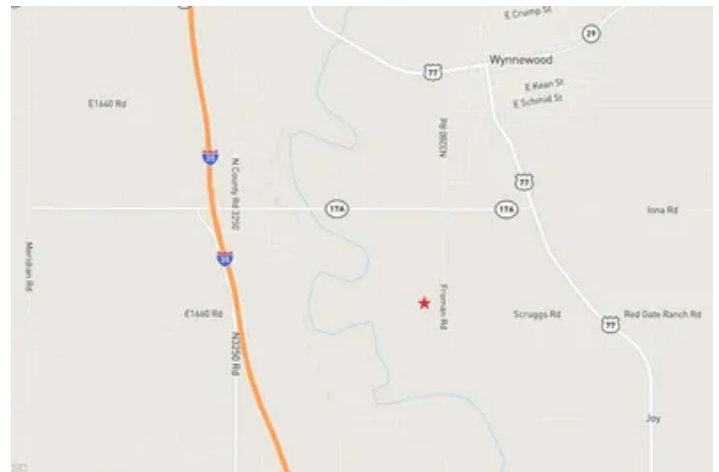


4.86 +/- Acres With Utilities Near Wynnewood  
0005 Scruggs Road  
Wynnewood, OK 73098

**\$45,000**  
4.860± Acres  
Murray County



**4.86 +/- Acres With Utilities Near Wynnewood  
Wynnewood, OK / Murray County**

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**SUMMARY**

**Address**

0005 Scruggs Road

**City, State Zip**

Wynnewood, OK 73098

**County**

Murray County

**Type**

Undeveloped Land, Ranches

**Latitude / Longitude**

34.6084 / -97.1791

**Acreage**

4.860

**Price**

\$45,000



## **4.86 +/- Acres With Utilities Near Wynnewood Wynnewood, OK / Murray County**

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### **PROPERTY DESCRIPTION**

Enjoy the freedom of country living without giving up convenience on this versatile 5 +/- acre tract just minutes from I-35 and the town of Wynnewood. With no restrictions, you'll have the flexibility to bring nearly any vision to life—whether it's building a custom home, starting a small ranch, or creating a self-sufficient homestead. The land offers mostly level terrain with multiple ideal build sites, supported by fertile soils and strong native grasses. It's well-suited for livestock or horses, hay production, or a productive garden. With plenty of space for barns, a shop, or outdoor living areas, you can design the setup that works best for your lifestyle. Practical improvements are already in place too—electricity runs along the front of the property, and rural water is available, making the path to building smoother and faster. Here, you'll find the balance of privacy and practicality. Daily essentials are only a short drive away, but when you're on the property, it feels like your own piece of the countryside. Whether you're looking to put down roots, raise a few animals, or simply enjoy a quieter way of life, this tract delivers the opportunity, utility, and flexibility to make it happen.

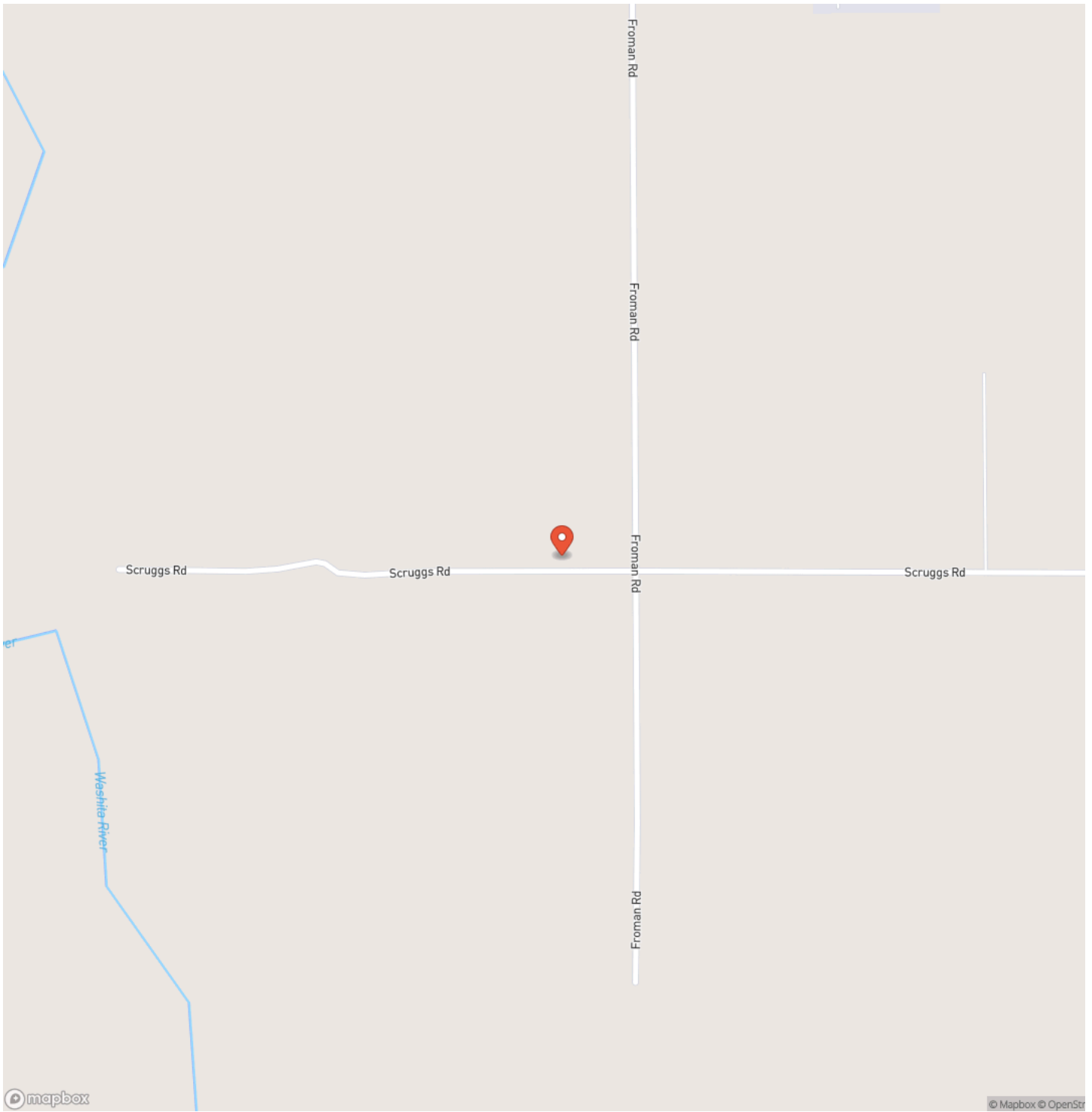


4.86 +/- Acres With Utilities Near Wynnewood  
Wynnewood, OK / Murray County

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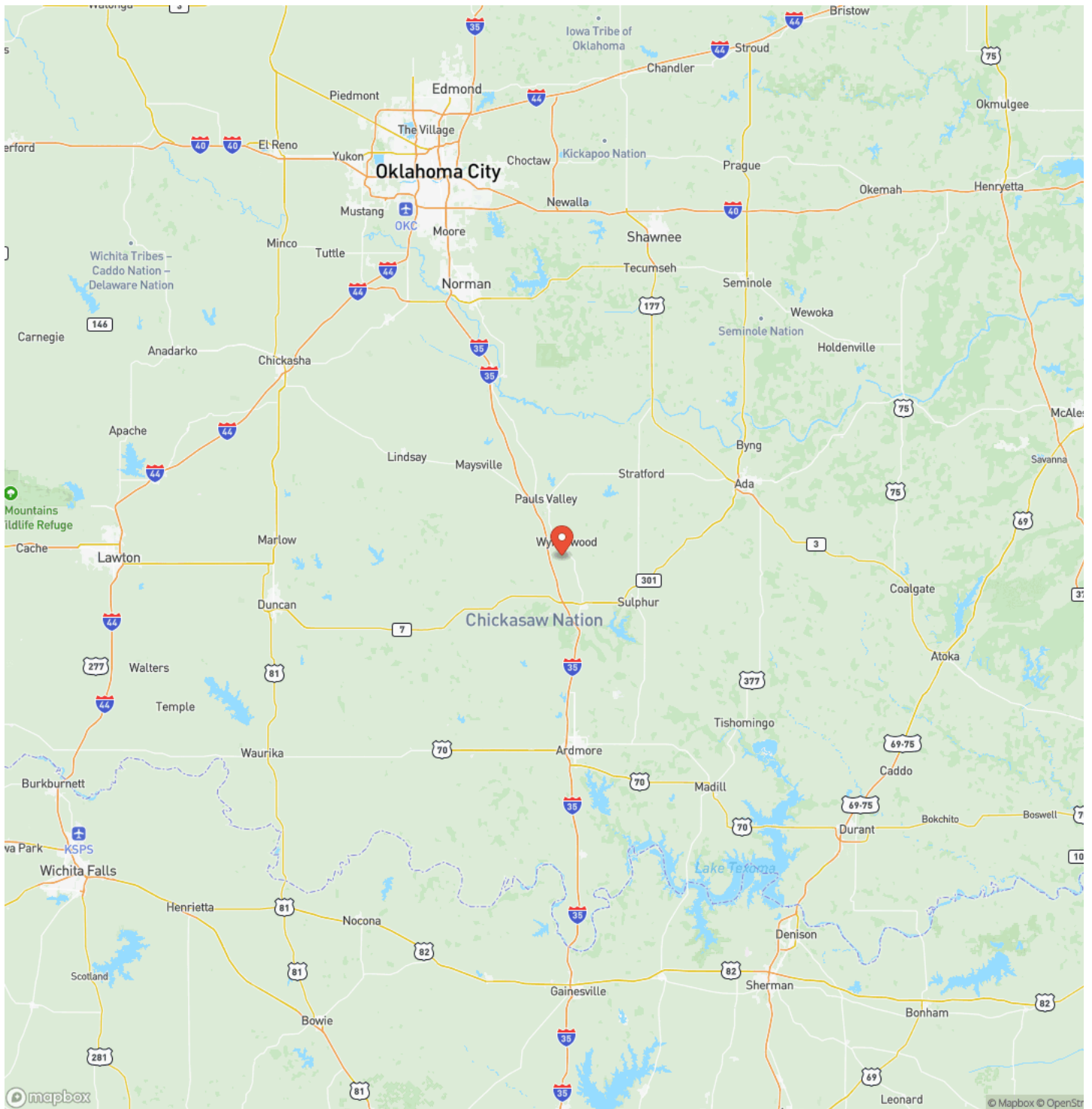


## Locator Map



4.86 +/- Acres With Utilities Near Wynnewood  
Wynnewood, OK / Murray County

# Locator Map





## 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.

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