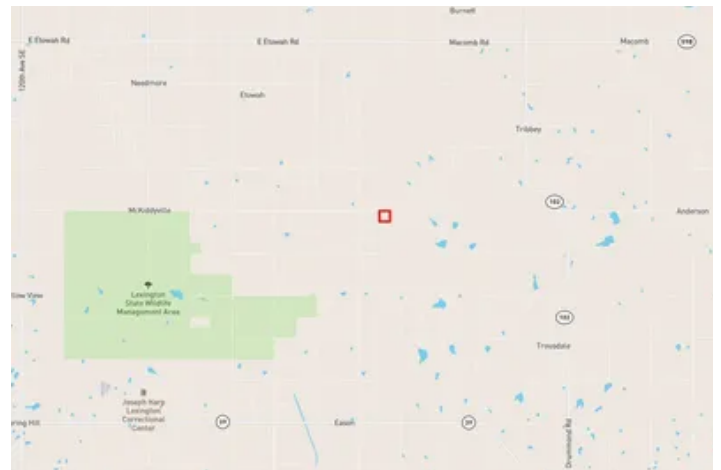


Wooded 40 +/- Acres near Tribbey!
30635 Anderson Road, Wanette, OK 74878
Wanette, OK 74878

\$285,000
40± Acres
Pottawatomie County



Wooded 40 +/- Acres near Tribbey!
Wanette, OK / Pottawatomie County

SUMMARY

Address

30635 Anderson Road, Wanette, OK 74878

City, State Zip

Wanette, OK 74878

County

Pottawatomie County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

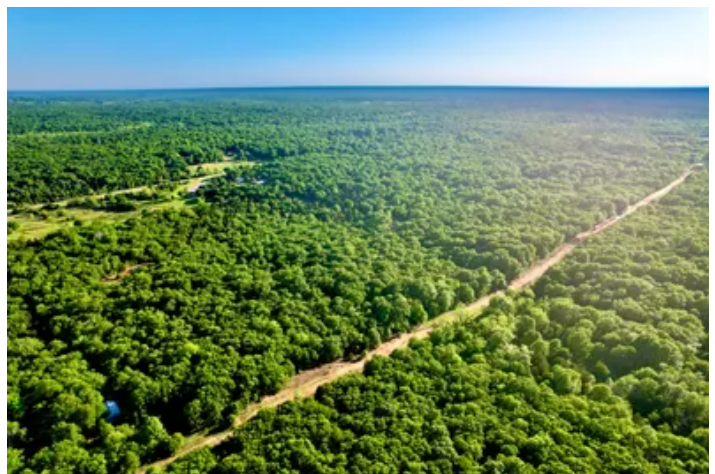
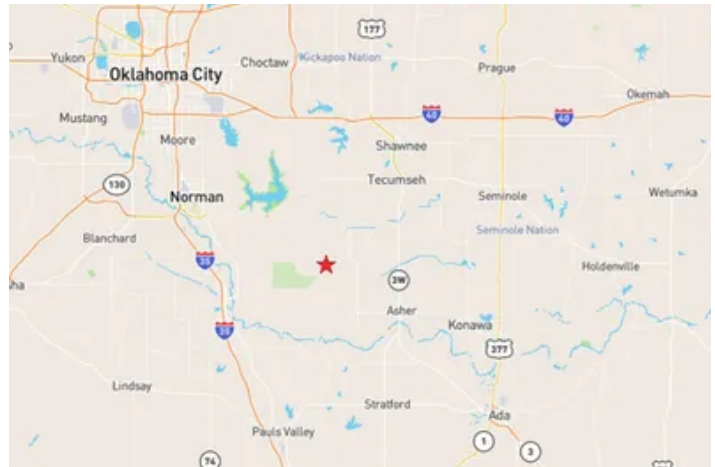
35.0871 / -97.1141

Acreage

40

Price

\$285,000



Wooded 40 +/- Acres near Tribbey!
Wanette, OK / Pottawatomie County

PROPERTY DESCRIPTION

Gorgeous 40± acre property loaded with potential, nestled in a prime location just minutes from the Lexington Wildlife Refuge. This tract is covered in mature, thriving timber and is home to an abundance of wildlife, including trophy-class bucks, turkey, bobcats, hogs, and much more. Multiple wet-weather creeks wind gracefully through the property, enhancing both the natural beauty and the habitat for game.

The land offers incredible recreational opportunities year-round, making it a dream for outdoor enthusiasts. Whether you're into deer or hog hunting, turkey season, fishing in the nearby creeks, or setting up camp under the stars, this property delivers it all. The combination of seclusion and accessibility creates a perfect setting for weekend getaways, family adventures, or a full-time residence surrounded by nature.

The current owner has poured significant resources into improving the land. A series of winding trails have been cut throughout the property, providing excellent access by foot, ATV, or UTV to all corners. The main entrance leads to the heart of the property, where a gorgeous area has been cleared for a potential homesite. Power is scheduled to be installed soon at this central location, giving future owners a strong start toward development.

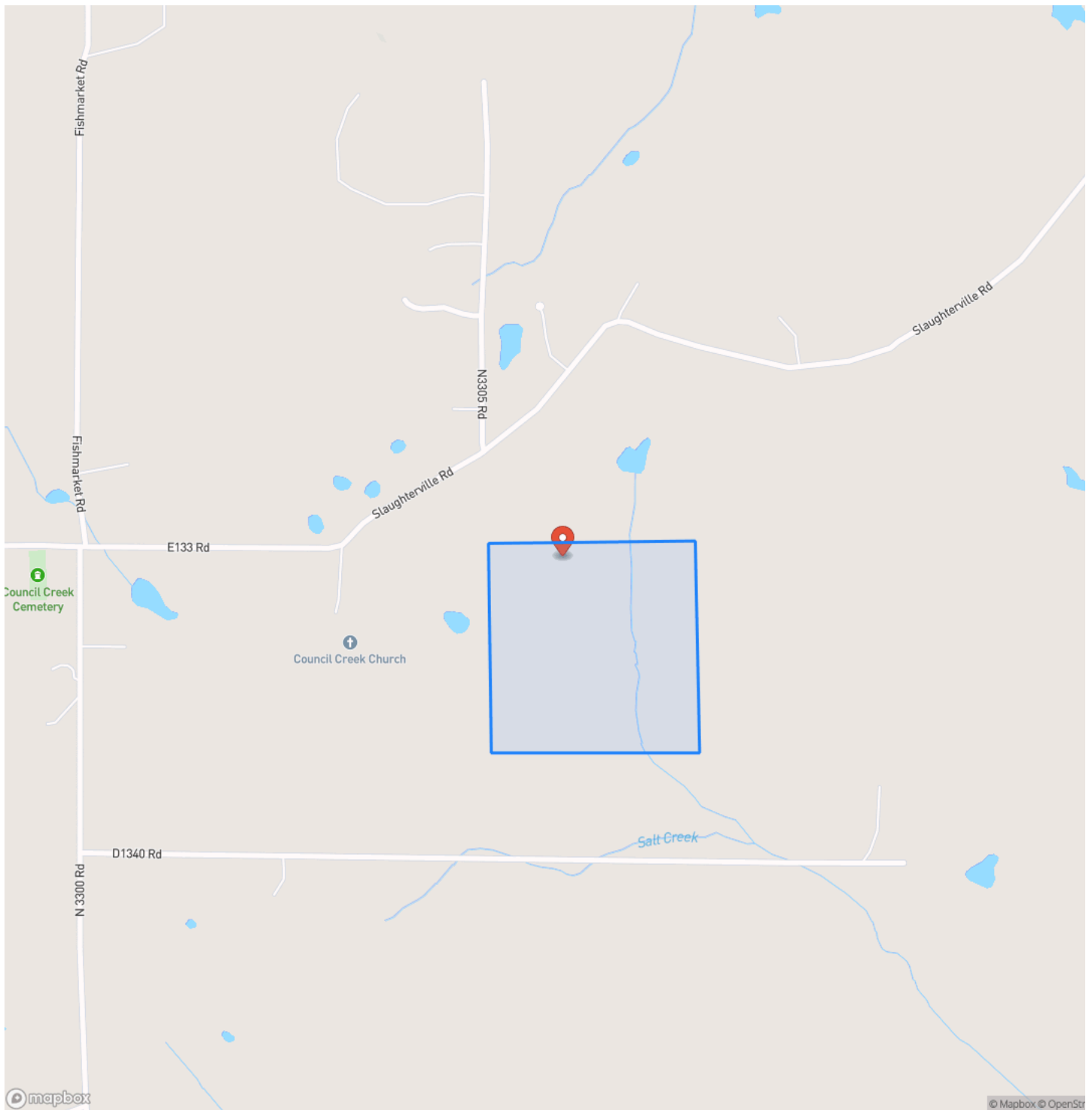
Conveniently located near blacktop road frontage, this property is easily accessible while still offering the peace and privacy of a wooded retreat. Whether you're looking to build your dream home in the woods, establish a recreational haven, or develop a commercial hunting operation, this land is ready for it.

Don't miss this rare opportunity to own a beautifully improved property in a trophy-rich area. Call today to schedule your private UTV showing. Properties like this don't last long.

Wooded 40 +/- Acres near Tribbey!
Wanette, OK / Pottawatomie County

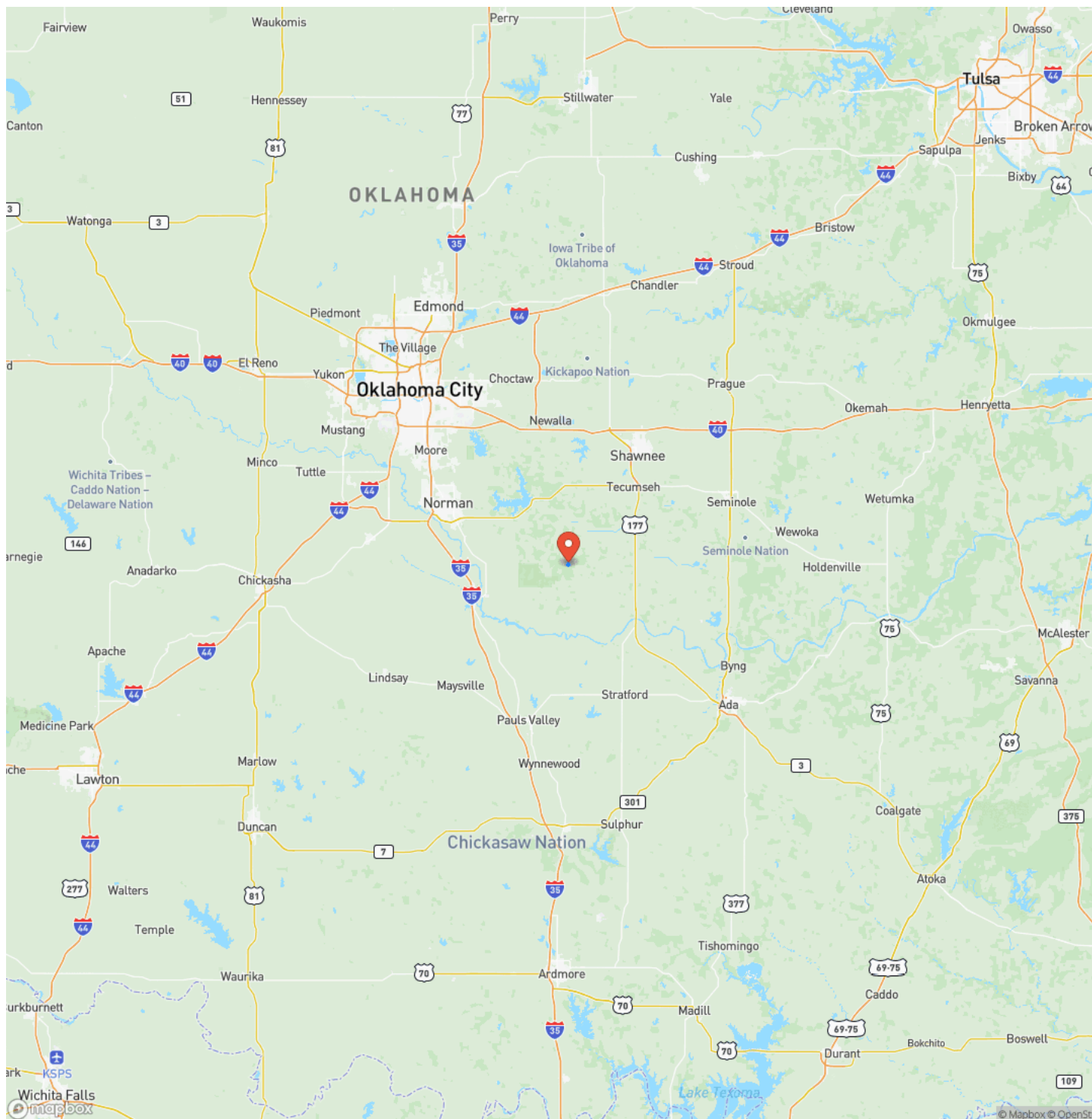


Locator Map



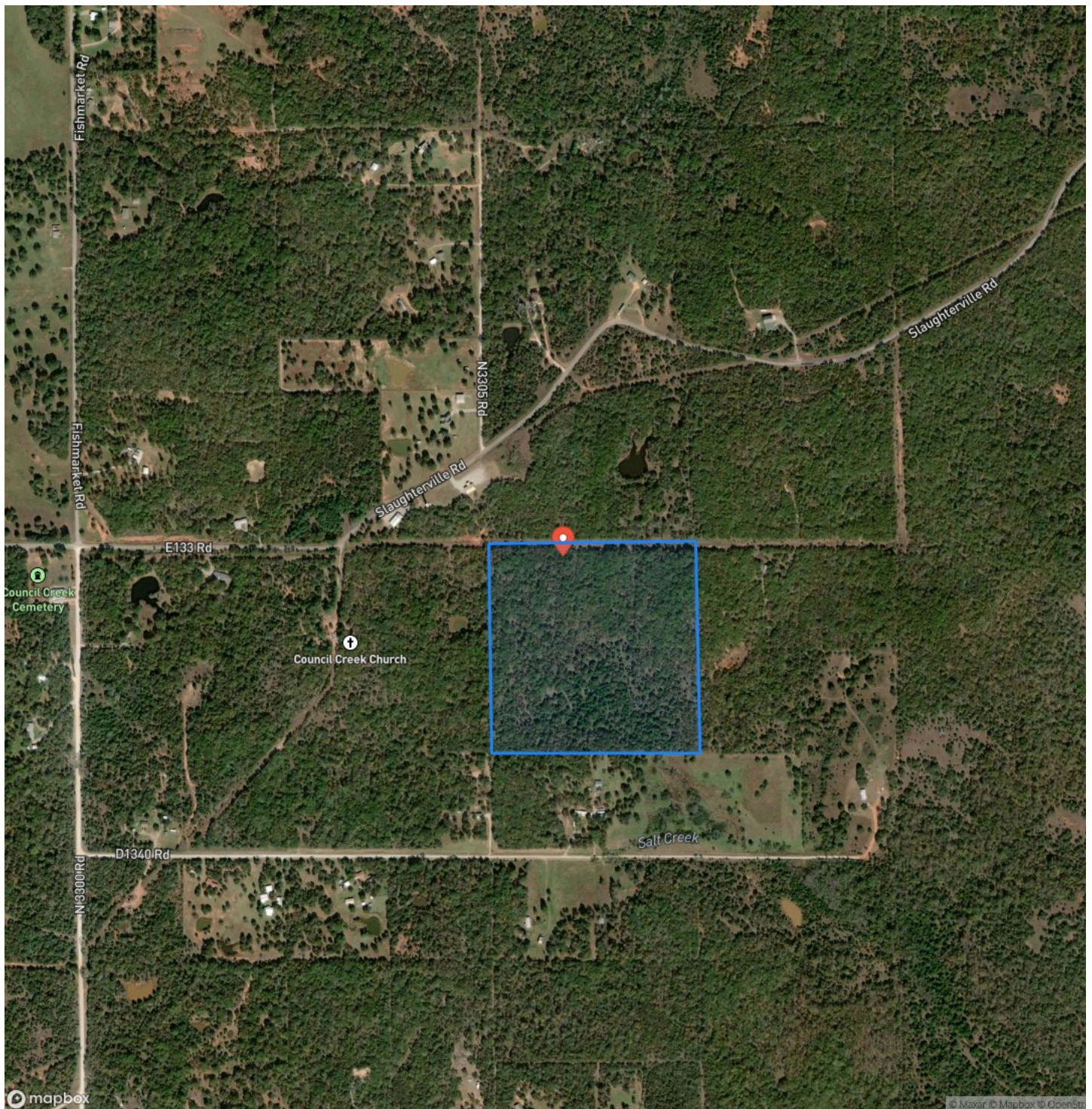
Wooded 40 +/- Acres near Tribbey!
Wanette, OK / Pottawatomie County

Locator Map



Wooded 40 +/- Acres near Tribbey!
Wanette, OK / Pottawatomie County

Satellite Map



**Wooded 40 +/- Acres near Tribbey!
Wanette, OK / Pottawatomie 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

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DISCLAIMERS

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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.

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