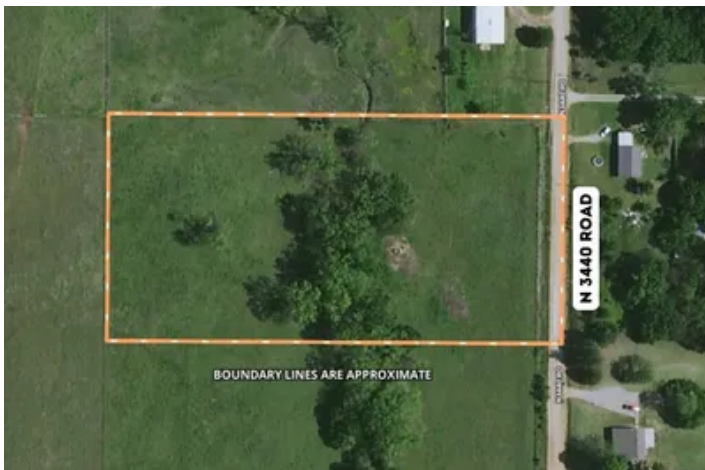


Scenic 5 +/- Acres near Meeker
0001 N 3440 Road
Meeker, OK 74855

\$46,000
5.070± Acres
Lincoln County



Scenic 5 +/- Acres near Meeker
Meeker, OK / Lincoln County

SUMMARY

Address

0001 N 3440 Road

City, State Zip

Meeker, OK 74855

County

Lincoln County

Type

Undeveloped Land

Latitude / Longitude

35.4921 / -96.8763

Taxes (Annually)

8

Acreage

5.070

Price

\$46,000



Scenic 5 +/- Acres near Meeker Meeker, OK / Lincoln County

PROPERTY DESCRIPTION

Located just southeast of Meeker, with convenient access to Highway 62 and Highway 18, this stunning 5-acre tract of land is brimming with potential. With **no restrictions**, this property offers a rare opportunity to create a rural homesite, complete with ample space for building, shops, barns, and more.

The land itself is rich in natural beauty, featuring multiple prime building sites, open spaces, and a **seasonal creek** winding through mature timber – perfect for creating a peaceful, scenic backyard escape to enjoy outdoor living at its best. **Hearty grasses** cover the landscape, ideal for livestock grazing, and there's plenty of room to establish a self-sustaining lifestyle with your own private water well.

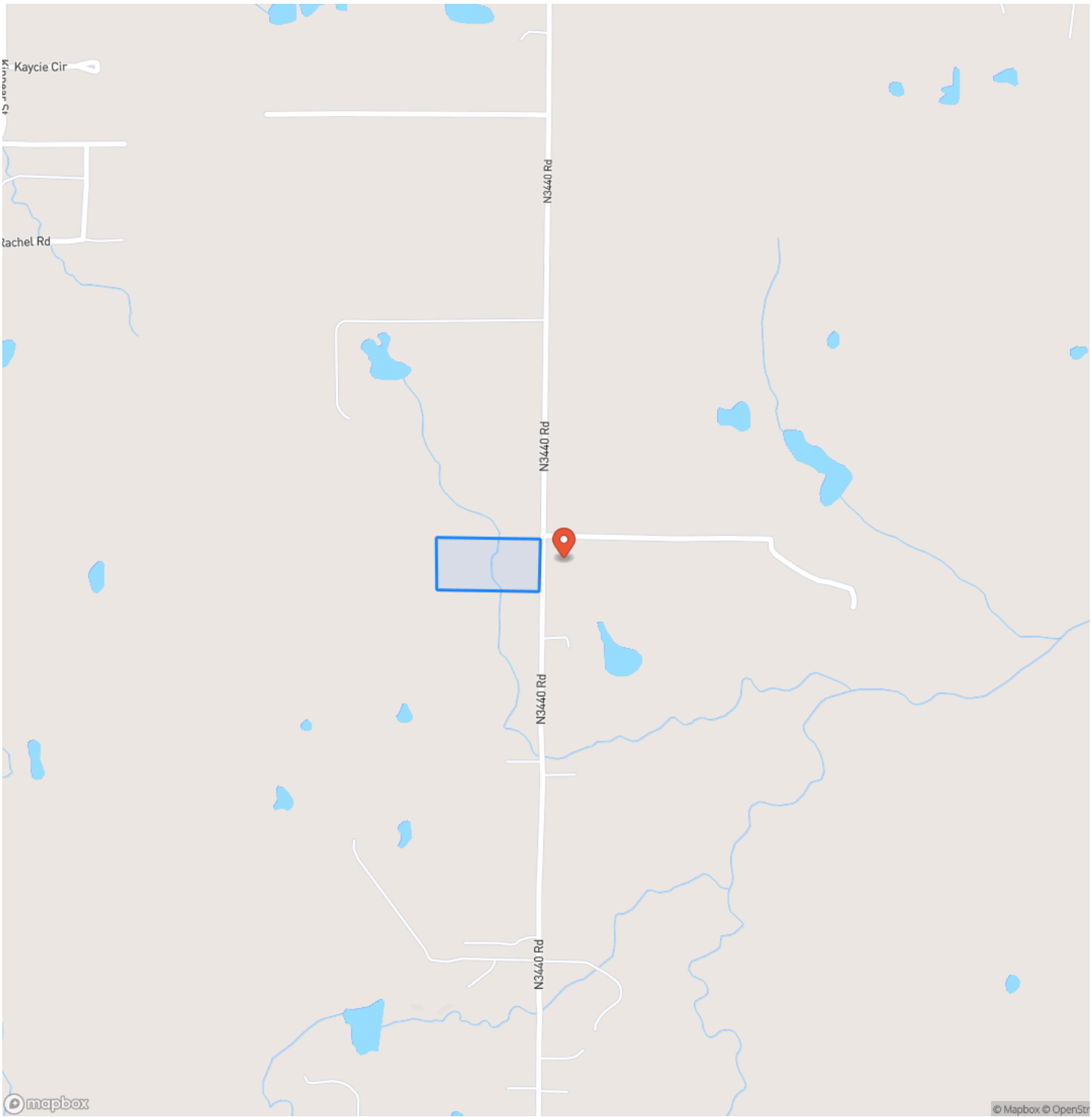
Easily accessible, this property sits off a well-maintained gravel road within a ½ mile of Highway 62. At the front of the property are electric utilities and OWRB maps indicate exception well water opportunities. With its proximity between Meeker and Shawnee, you'll have access to all essential amenities within a short commute.

Embrace the freedom to design your perfect homestead on this beautiful, unrestricted land. This is more than just a property; it's the start of your dream lifestyle!

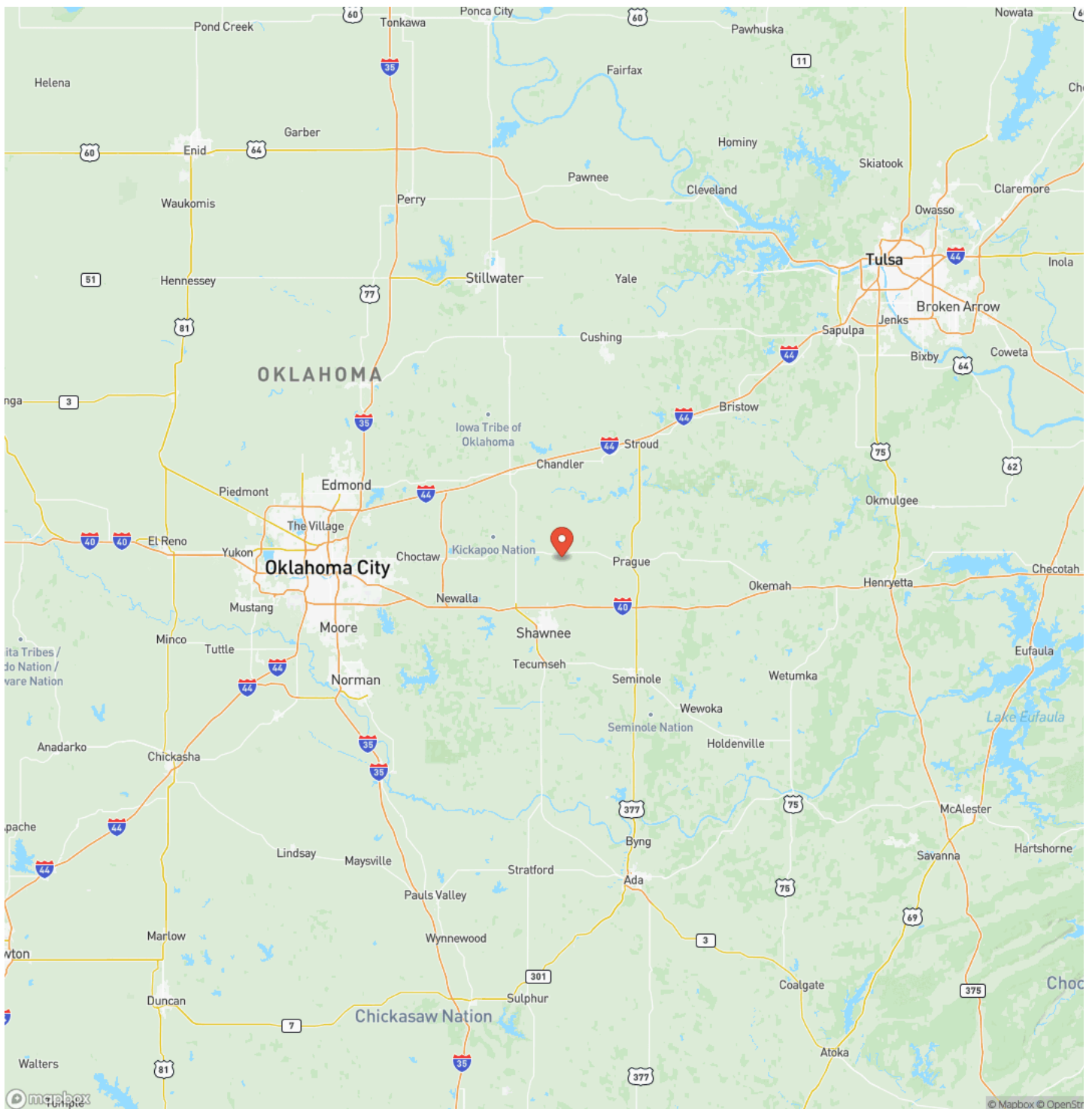
Scenic 5 +/- Acres near Meeker
Meeker, OK / Lincoln County



Locator Map



Locator Map



Satellite Map



Scenic 5 +/- Acres near Meeker
Meeker, 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

Oklahoma City, OK 73116

NOTES

[illegible]

This image shows a blank 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.

Metro Mark Real Estate
6501 Avondale Drive
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