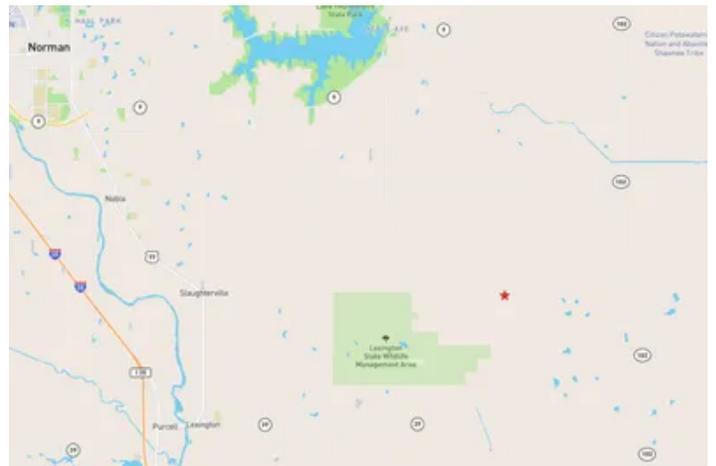


**20 +/- Acres with Residential and RV Park Potential!**  
29555 Slaughterville Road  
Wanette, OK 74848

**\$479,500**  
20± Acres  
Pottawatomie County



**20 +/- Acres with Residential and RV Park Potential!  
Wanette, OK / Pottawatomie County**

**SUMMARY**

**Address**

29555 Slaughterville Road

**City, State Zip**

Wanette, OK 74848

**County**

Pottawatomie County

**Type**

Residential Property, Commercial, Hunting Land, Business Opportunity

**Latitude / Longitude**

35.086467 / -97.132926

**Dwelling Square Feet**

1600

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

20

**Price**

\$479,500



## **20 +/- Acres with Residential and RV Park Potential!**

### **Wanette, OK / Pottawatomie County**

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#### **PROPERTY DESCRIPTION**

An exceptional investment opportunity with this 20 +/- acre property, offering a unique blend of residential comfort and commercial upside. Thoughtfully developed and ready for its finishing touches, this property is perfect for those seeking a campground retreat, income-generating venture, or private homestead.

A scenic, winding driveway from the blacktop road leads to the heart of the property—an established RV campground complete with power and water hookups. At its center stands an unfinished 2,400 sq. ft. lodge, constructed in 2022. This versatile metal building has been framed and is ideal for a communal gathering space, featuring potential for guest relaxation areas, shower facilities, and other amenities.

Continuing down the drive, you'll find the main homesite—a stunning 40' x 40' barndominium radiating rustic charm. This 4-bedroom, 2-bathroom open-concept home is built with a durable metal roof and siding, a gas stove connection, a private water well, septic system, and more!

Nature lovers will appreciate the wooded landscape and winding trails, teeming with wildlife such as deer, turkey, quail, and waterfowl. A picturesque pond, fed by a wet-weather creek, sits at the northeastern edge of the property, offering a peaceful escape.

Located near the Lexington Wildlife Refuge, this area provides prime hunting, fishing, and outdoor recreation. The nearby Lake Dahlgren is a haven for anglers pursuing catfish, largemouth bass, and sunfish, while an impressive shooting range caters to firearm enthusiasts.

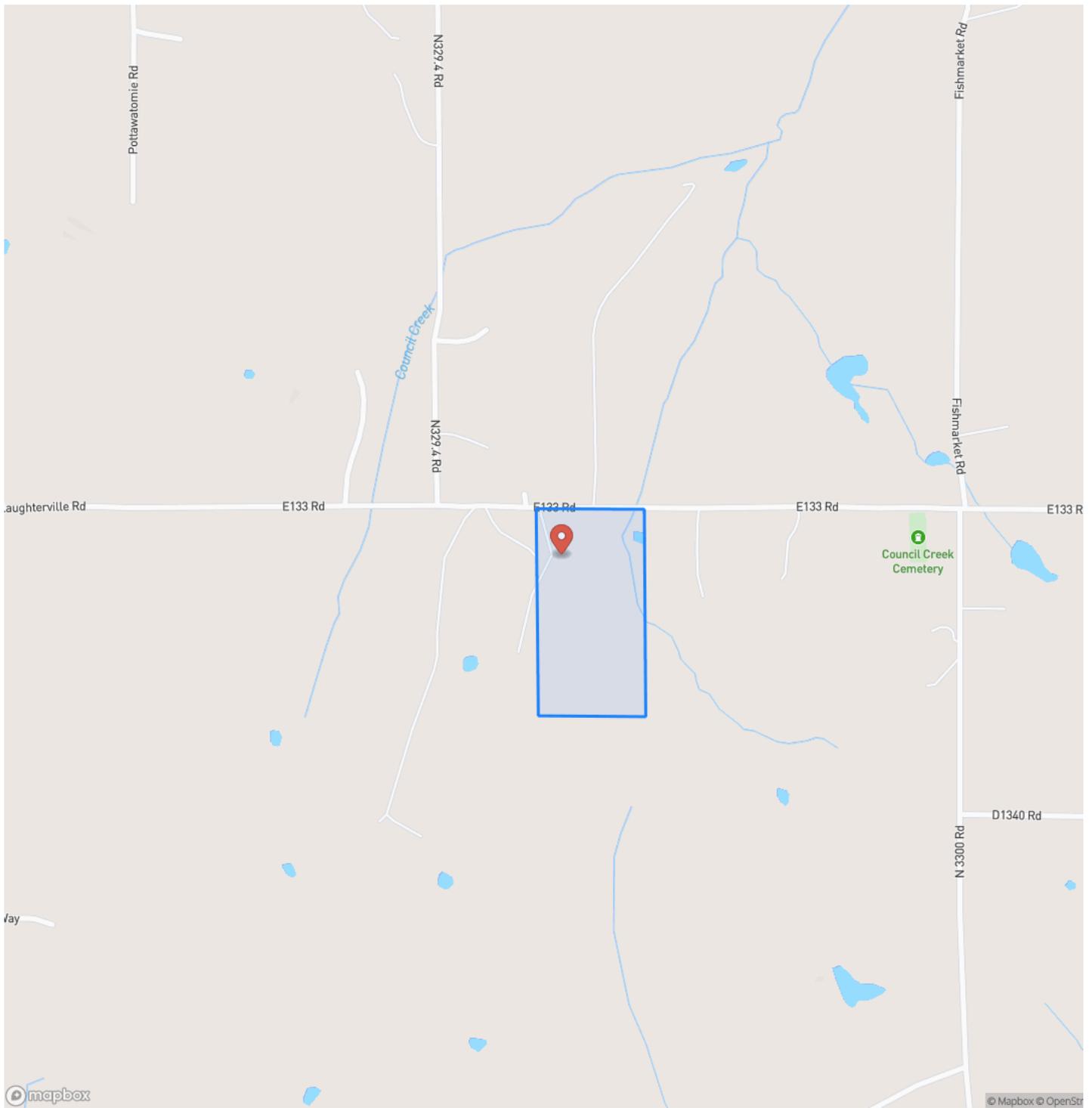
With easy access to local amenities and strong income potential, this property is an exceptional opportunity to create a profitable business, private retreat, or dream homestead.

**20 +/- Acres with Residential and RV Park Potential!**  
**Wanette, OK / Pottawatomie County**

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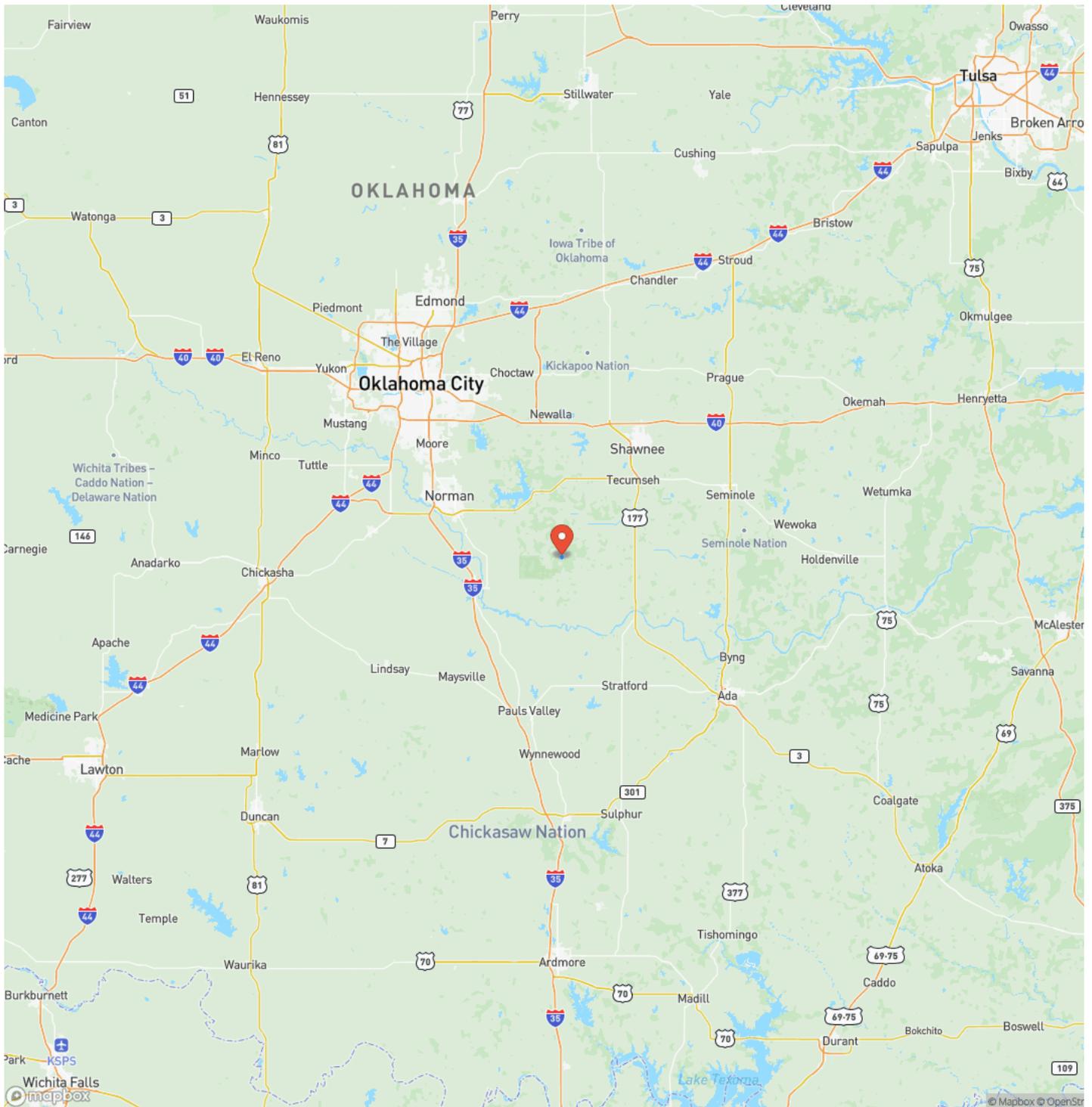


## Locator Map



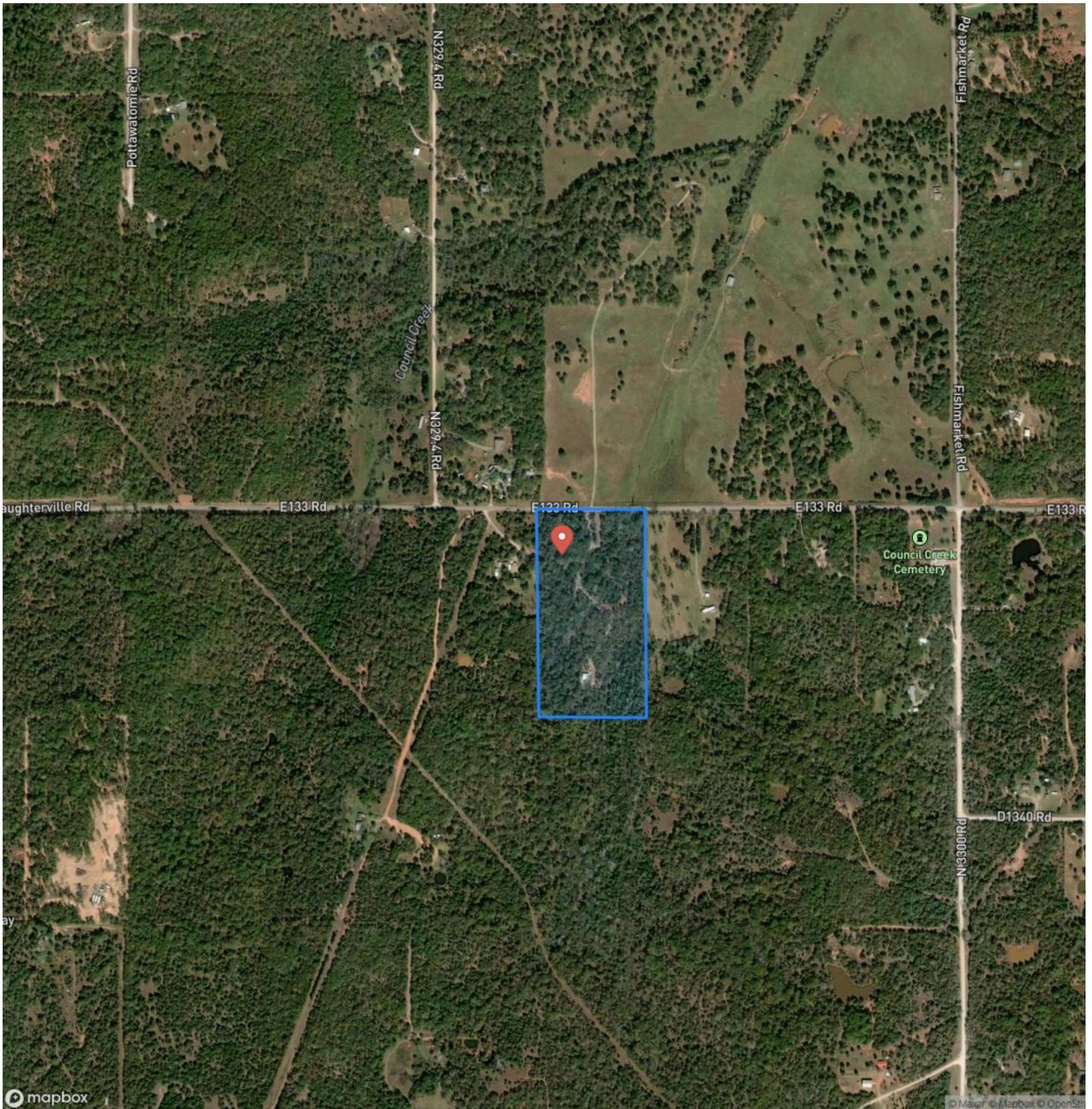
**20 +/- Acres with Residential and RV Park Potential!**  
**Wanette, OK / Pottawatomie County**

# Locator Map



20 +/- Acres with Residential and RV Park Potential!  
Wanette, OK / Pottawatomie County

## 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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