Coal County 12 Shipman RD Atoka, OK 74525

\$45,000 12± Acres Atoka County







Coal County 12 Atoka, OK / Atoka County

SUMMARY

Address

Shipman RD

City, State Zip

Atoka, OK 74525

County

Atoka County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

34.545375 / -96.103506

Acreage

12

Price

\$45,000

Property Website

https://cedarcreeklandandhome.com/property/coal-county-12-atoka-oklahoma/75287/







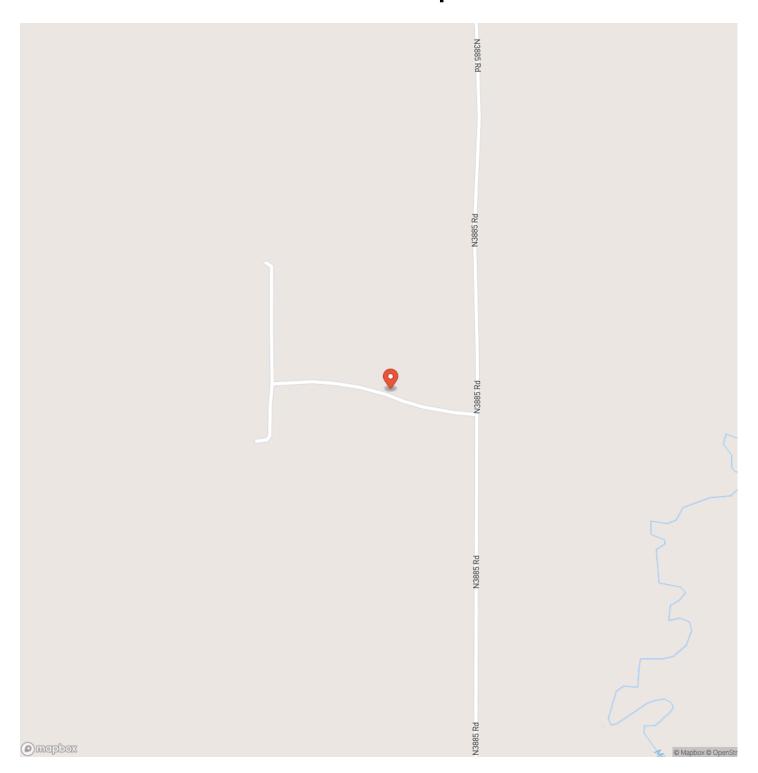
Coal County 12 Atoka, OK / Atoka County

PROPERTY DESCRIPTION

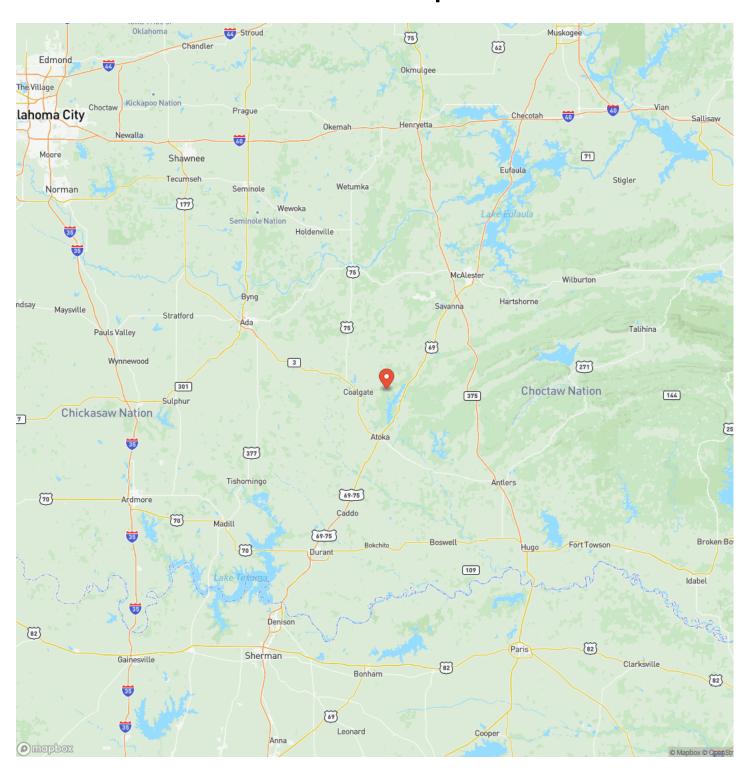
This Coal County 12 acre tract is full of oaks and pines. The property is an "L" shape, this offers you blacktop frontage up on the higher portion of the property, and gravel road frontage on the lower bottom end of the property. The property drops in elevation to the east offer a lush bottom with a wet weather creek. This could be a great build site that offers hunting out of your backyard. Water and power are both available on the blacktop road frontage. Mobiles homes are allowed.



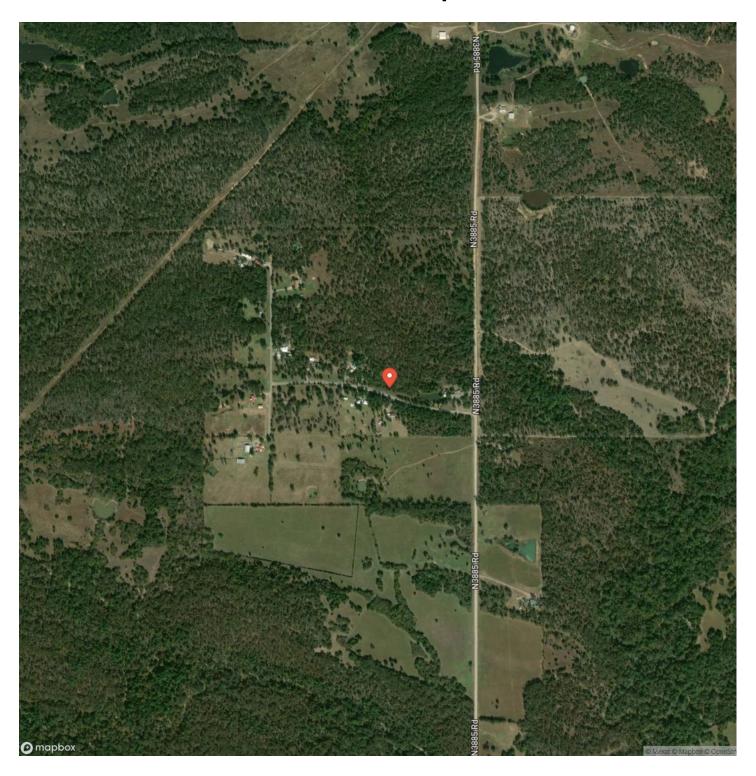
Locator Map



Locator Map



Satellite Map



Coal County 12 Atoka, OK / Atoka County

LISTING REPRESENTATIVE For more information contact:



Representative

Jordan Phillips

Mobile

(405) 664-5800

Email

jordan@cedarcreeklandandhome.com

Address

City / State / Zip

<u>NOTES</u>		

<u>NOTES</u>			
-			

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.

Exit Realty Premier 3705 W Memorial Rd. Oklahoma City, OK 73134 (405) 503-0878 https://cedarcreeklandandhome.com