

Shawnee 80 Acres
7300 N Kickapoo Ave
Shawnee, OK 74804

\$1,480,000
80± Acres
Pottawatomie County



Shawnee 80 Acres
Shawnee, OK / Pottawatomie County

SUMMARY

Address

7300 N Kickapoo Ave

City, State Zip

Shawnee, OK 74804

County

Pottawatomie County

Type

Ranches, Commercial, Business Opportunity

Latitude / Longitude

35.414631 / -96.933514

Dwelling Square Feet

1053

Bedrooms / Bathrooms

3 / 1.5

Acreage

80

Price

\$1,480,000

Property Website

<https://cedarcreeklandandhome.com/property/shawnee-80-acres-pottawatomie-oklahoma/79892/>



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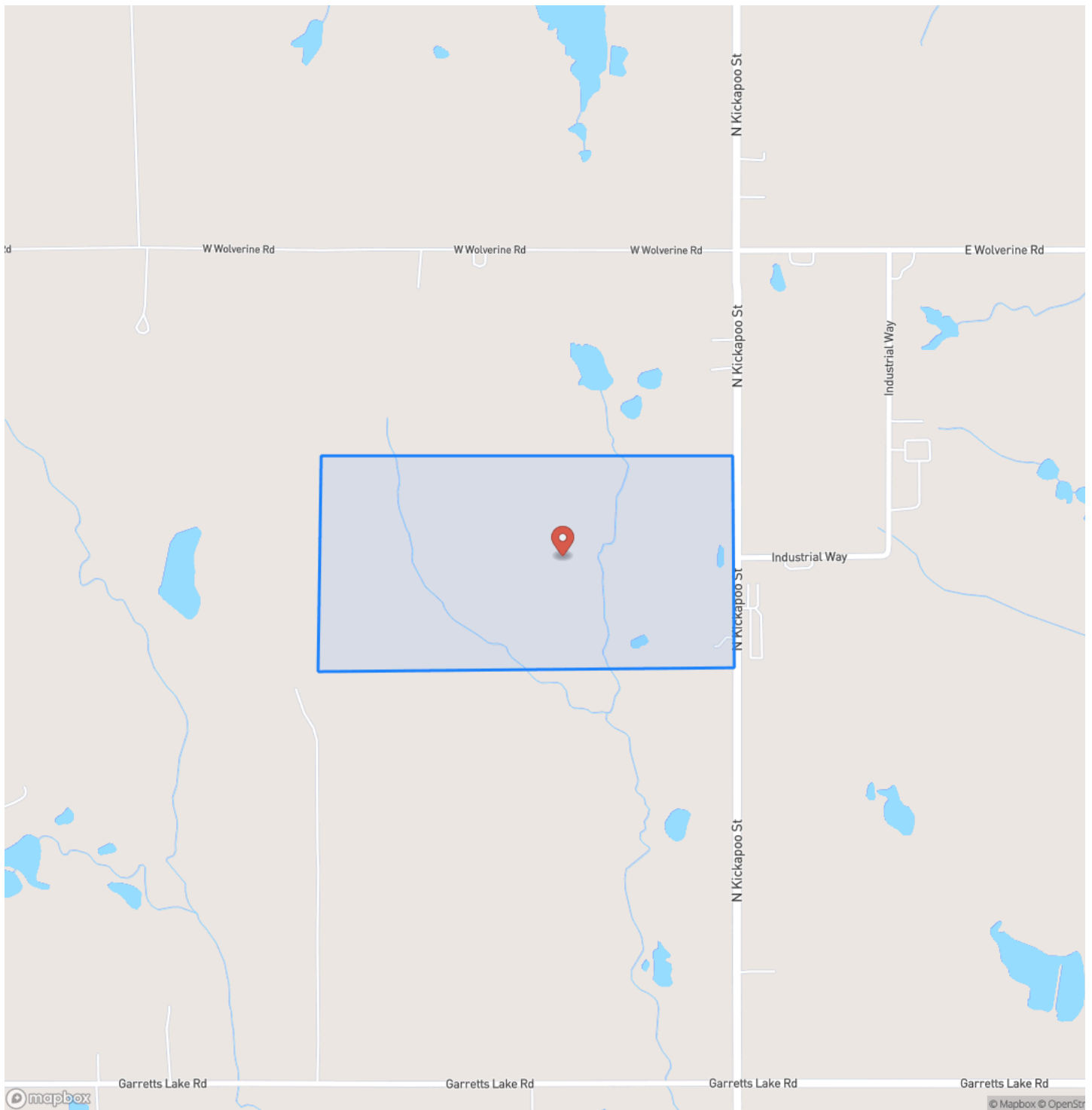
PROPERTY DESCRIPTION

This beautiful 80 +/- acre property is a great find with excellent location! The property features three ponds, ~ 1,000 sq/ft homestead, multiple pastures, hardwood bottoms, perimeter fencing, and cross fencing. This property has effective and quick access directly access to Kickapoo, 2 miles to I-40, 1.5 miles to HWY-18, and 4.5 miles to HW-177. The property is located in North Rock Creek School district with a 16" water main and power located on the east boundary of the property along Kickapoo. The property is currently zoned Transitional Agriculture but could possibly be rezoned for residential development or Commercial. This could be a great investment opportunity or a magnificent homestead! Contact Jordan Phillips for a tour [405-664-5800](tel:405-664-5800) .

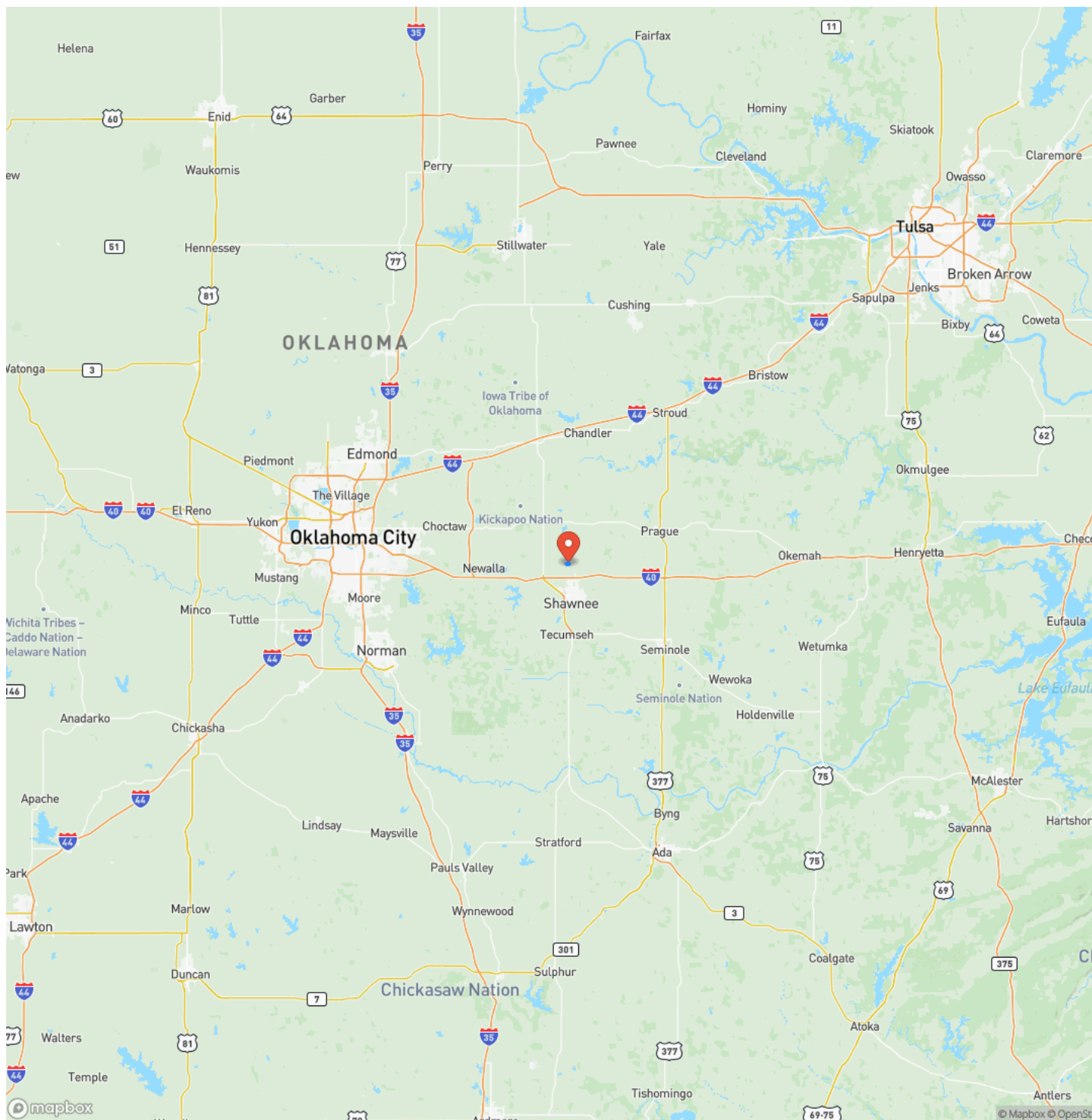
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Locator Map



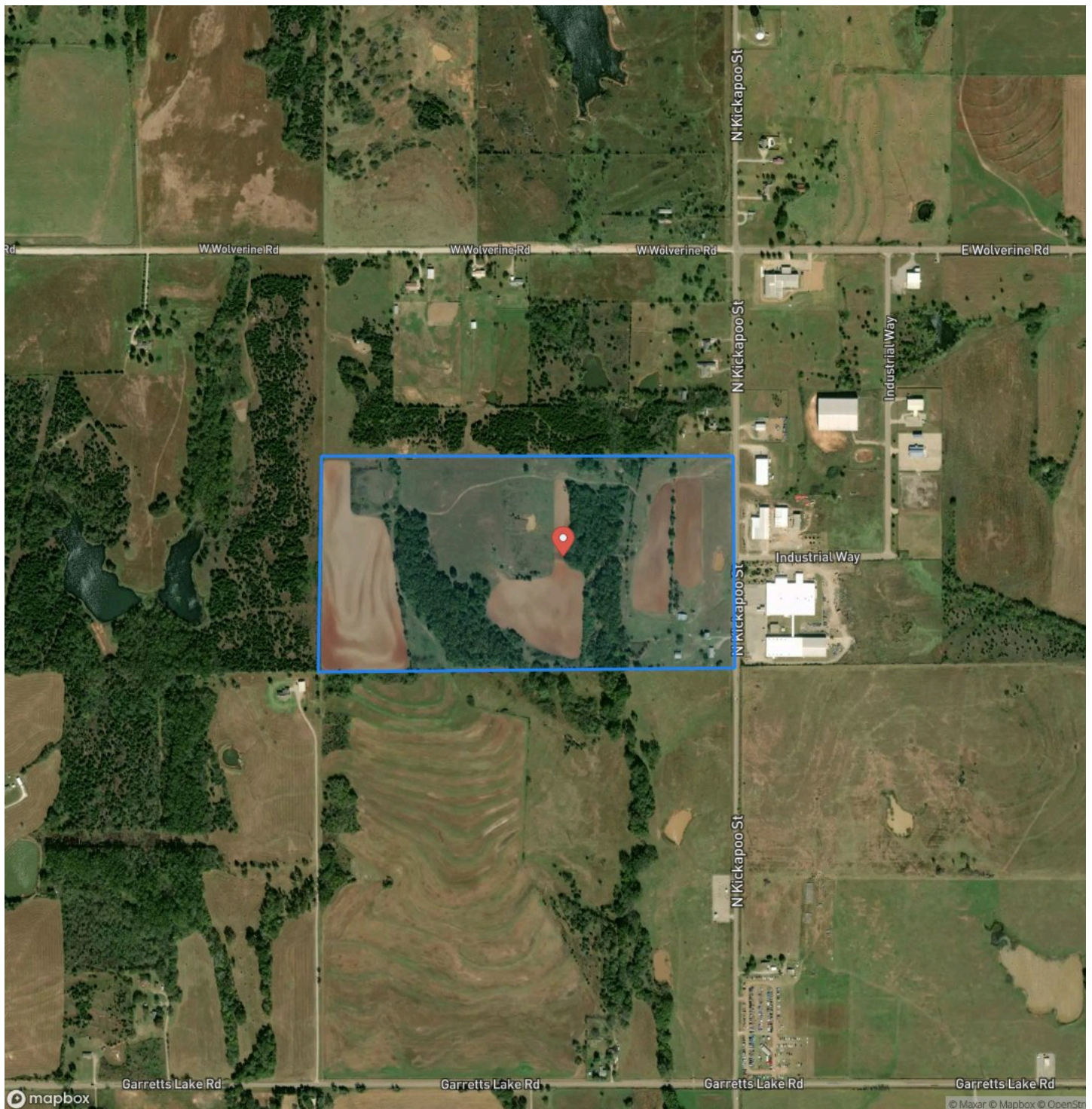
Locator Map



MORE INFO ONLINE:

<https://cedarcreeklandandhome.com>

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jordan Phillips

Mobile

(405) 664-5800

Email

jordan@cedarcreeklandandhome.com

Address

City / State / Zip

NOTES

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.

This image shows a single 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

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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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