

McClain 18
Chism Ave
Stratford, OK 74872

\$69,999
18± Acres
McClain County



McClain 18
Stratford, OK / McClain County

SUMMARY

Address

Chism Ave

City, State Zip

Stratford, OK 74872

County

McClain County

Type

Recreational Land, Hunting Land

Latitude / Longitude

34.857496 / -96.946247

Acreage

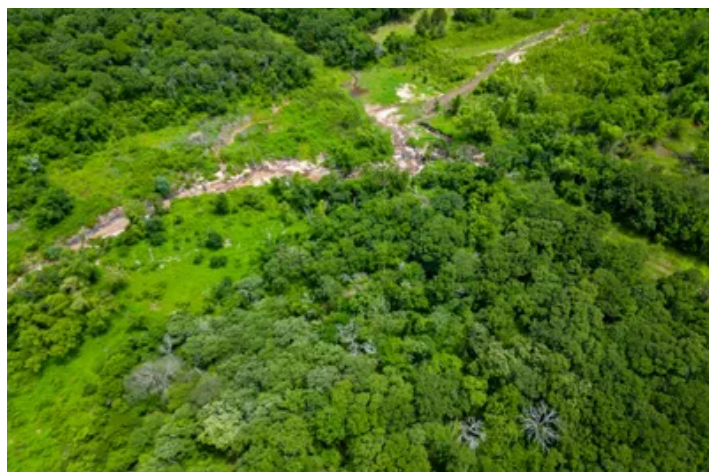
18

Price

\$69,999

Property Website

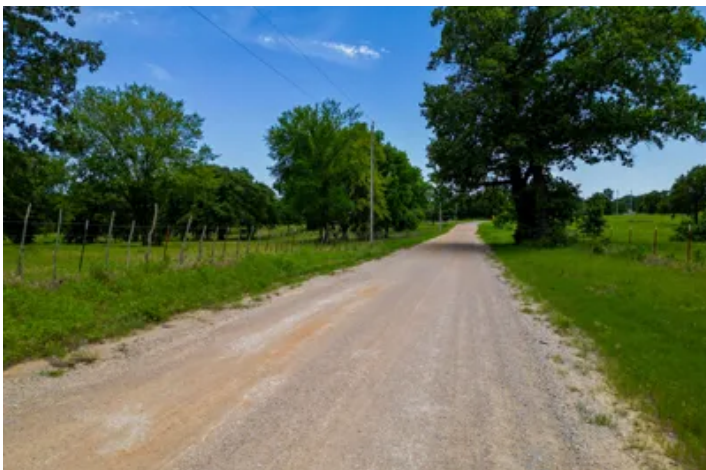
<https://cedarcreeklandandhome.com/property/mcclain-18-mcclain-oklahoma/84070/>



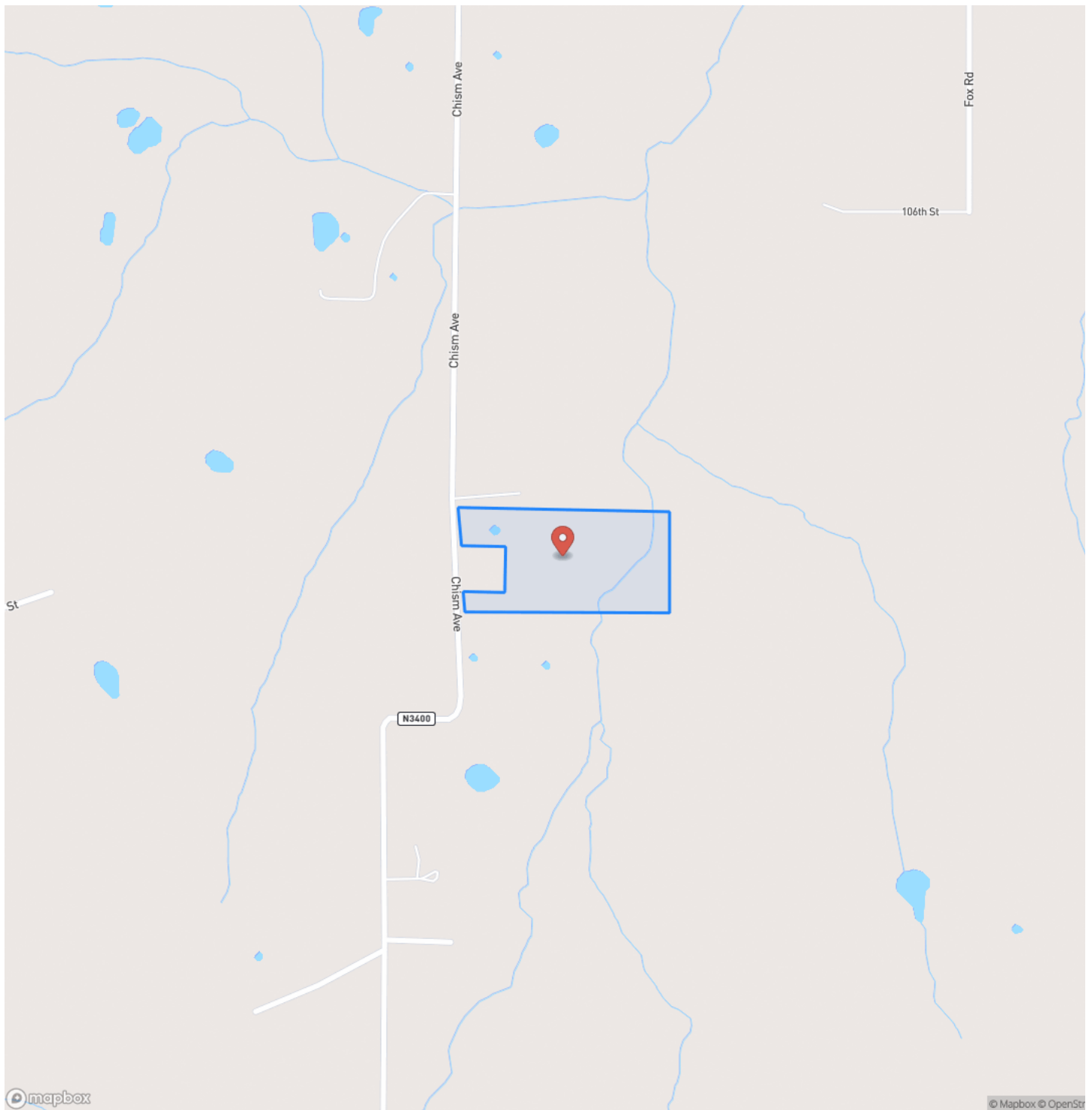
PROPERTY DESCRIPTION

This 18 +/- acres in South Eastern McClain County is made of of dense hardwoods that make the perfect bedding for wildlife. Big Creek runs through the back eastern portion of the property that provides a water source during wet weather. A pipeline easement runs along the southern portion that provides a clear lane from one end of the property to the other. This property is secluded but conveniently withing 25 minutes of Ada and 40 minutes from Shawnee, and an hour from Norman. If you are looking for a place to build a home that is outside of the city or build a secluded cabin to hunt close to town this would be a great location. No restrictions, power is available at the road. Contact Jordan Phillips for showing today. [405-664-5800](tel:405-664-5800)

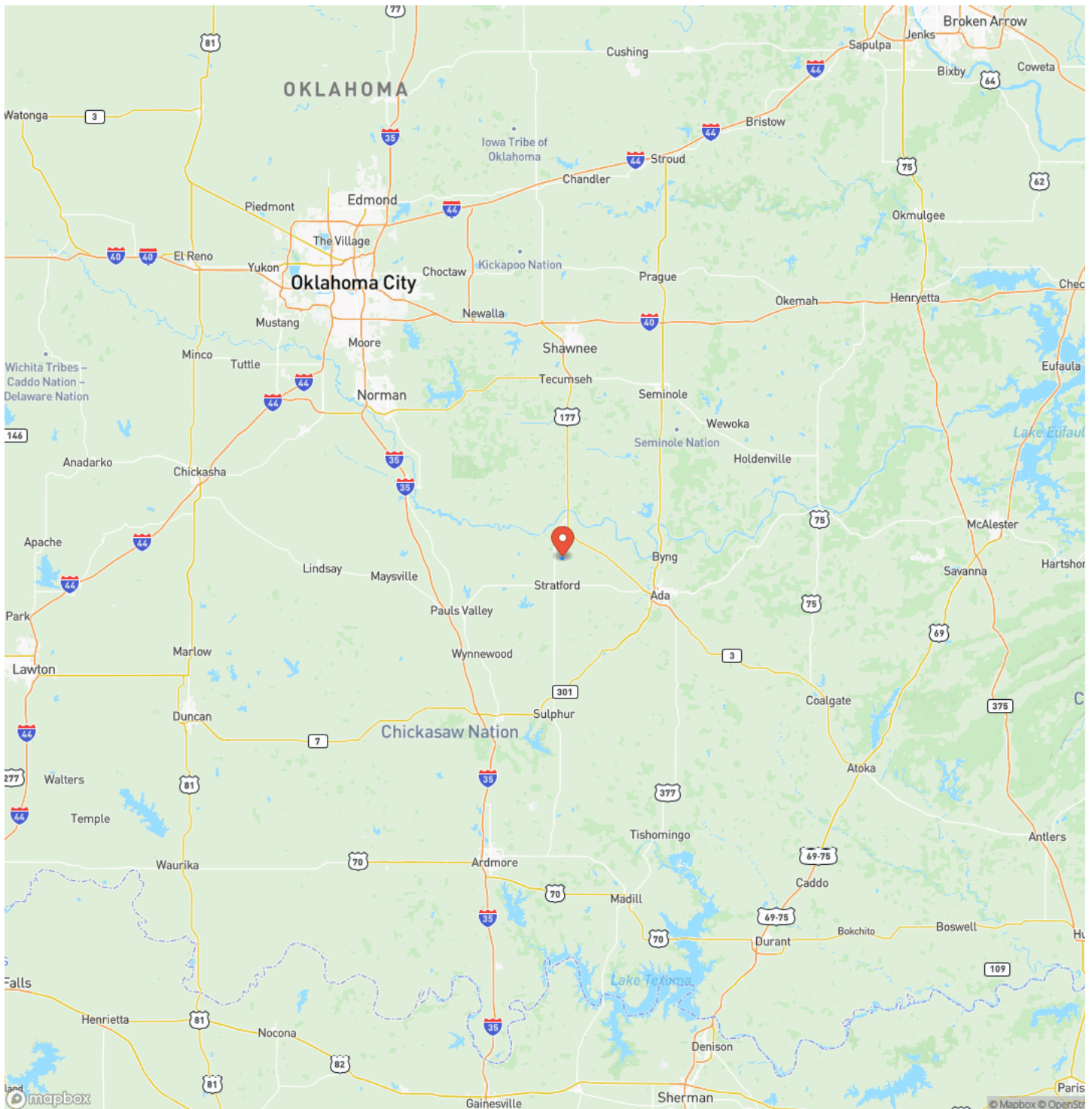
McClain 18
Stratford, OK / McClain County



Locator Map



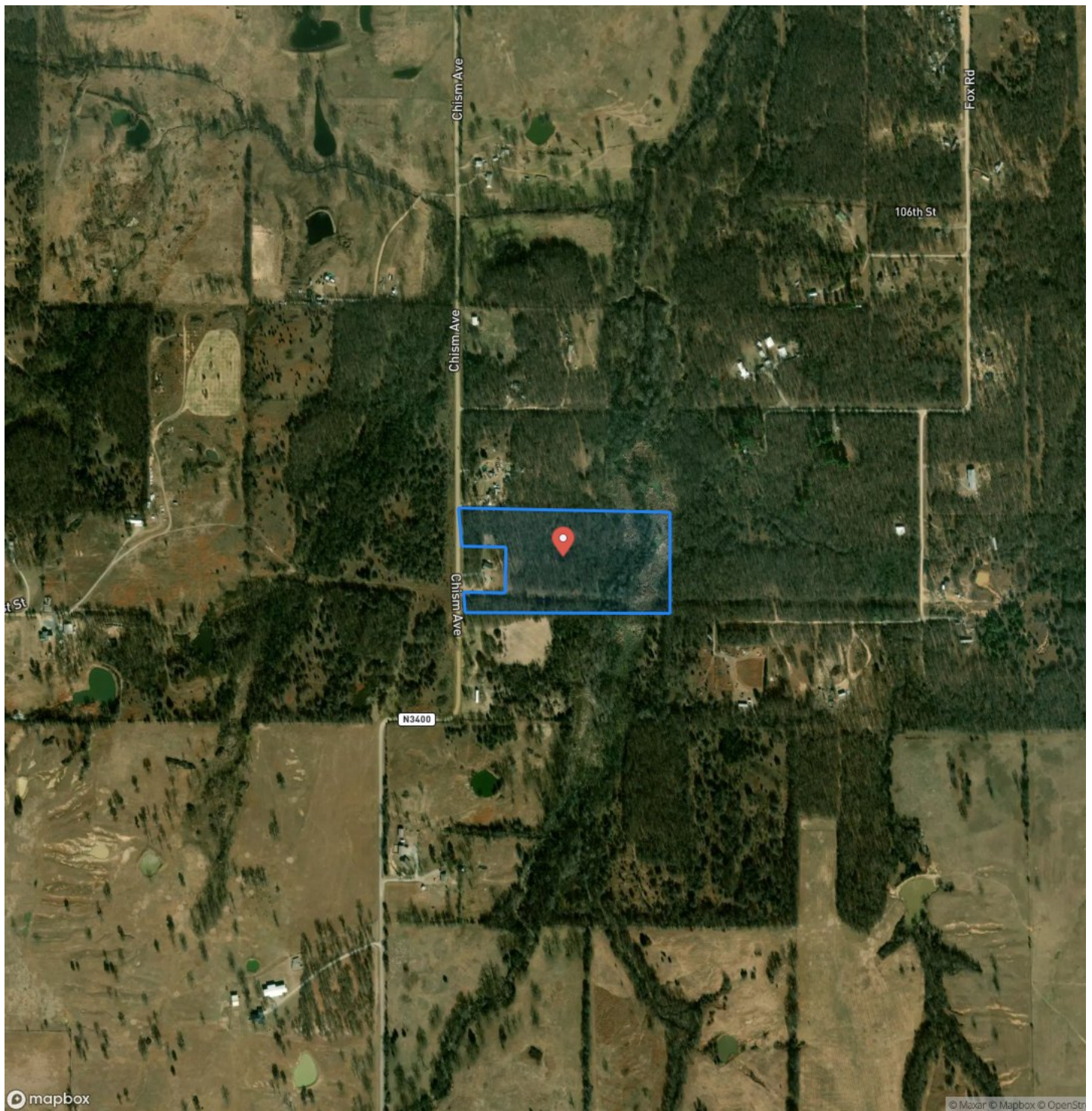
Locator Map



MORE INFO ONLINE:

<https://cedarcreeklandandhome.com>

Satellite Map



MORE INFO ONLINE:

<https://cedarcreeklandandhome.com>

LISTING REPRESENTATIVE

For more information contact:



Representative

Jordan Phillips

Mobile

(405) 664-5800

Email

jordan@cedarcreeklandandhome.com

Address

City / State / Zip

NOTES

[illegible]

NOTES

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

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://cedarcreeklolandandhome.com>
