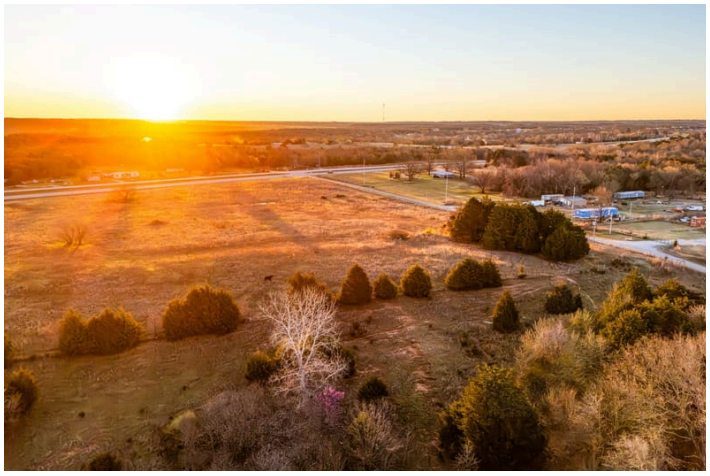
South Highway 377 Build Site
Highway 377
Ada, OK 74820

$99,675
13.29± Acres
Pontotoc County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
Highway 377

City, State Zip
Ada, OK 74820

County
Pontotoc County

Type
Farms, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude
34.9127 / -96.6819

Acreage
13.29

Price
$99,675

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Come take a look at this 13.29+/- acre tract in Pontotoc County that is a versatile piece of acreage with excellent access and strong homesite potential! The property features frontage along Highway 377 as well as additional access from a gravel road on the south side, providing multiple entry points and convenient accessibility. The land is mostly open pasture, creating an ideal location for building a home, shop, or weekend getaway. With plenty of room to spread out, the property would also work well for running a few livestock or simply enjoying country living on manageable acreage. Along the west side of the property, a line of trees provides natural cover where wildlife frequently travel and spend time. This tree line adds character to the property and provides a nice balance between open pasture and natural habitat. With its open layout, excellent road access, and room for livestock or a homesite, this tract offers a great opportunity for anyone looking to own acreage in a convenient location while still enjoying the benefits of rural living! The property is located 15+/- minutes from Ada, 15+/- minutes from Ada, and 1 hour and 20+/- minutes from OKC. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Owen Bellis at (918) 367-7050 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

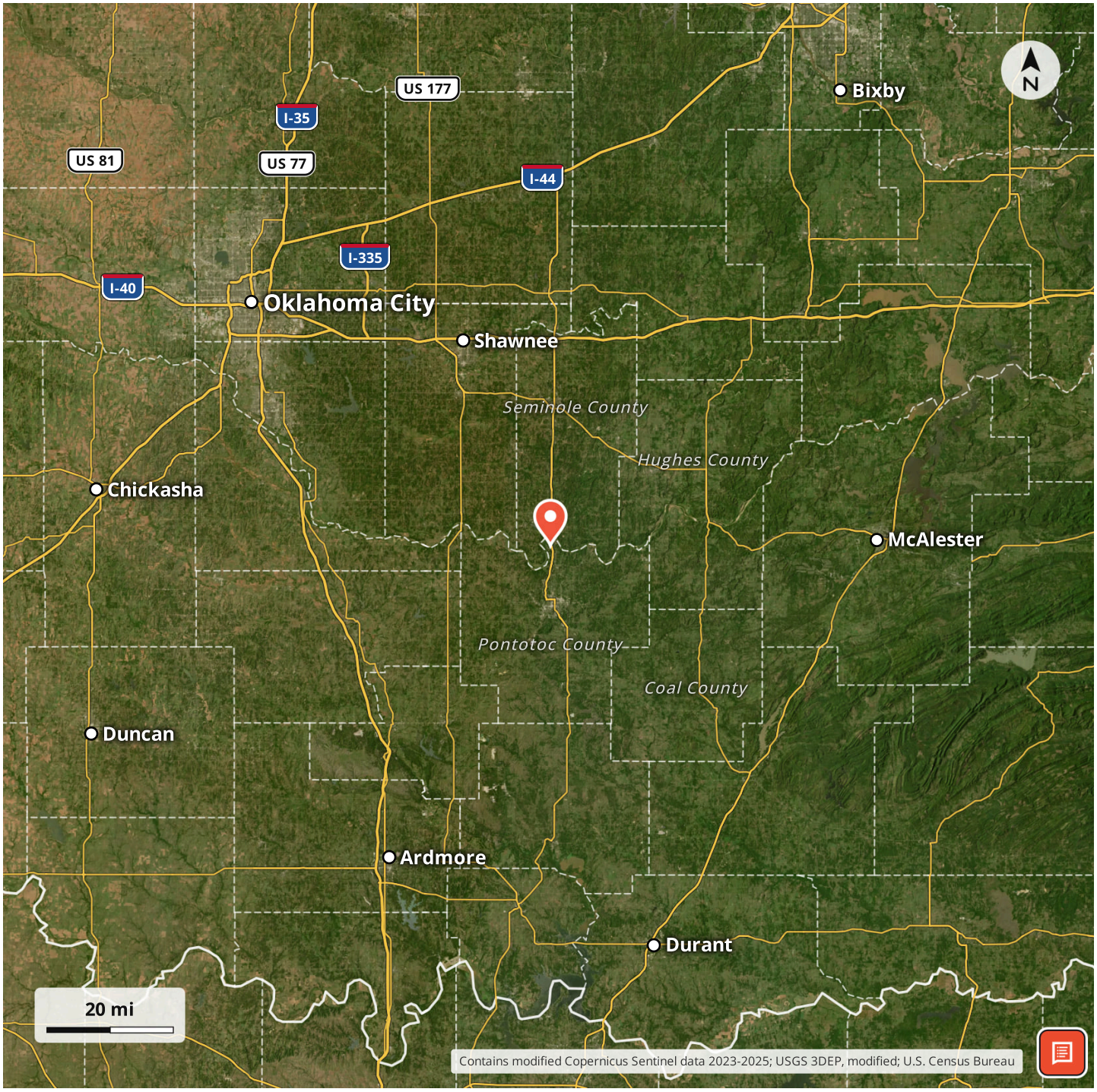
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



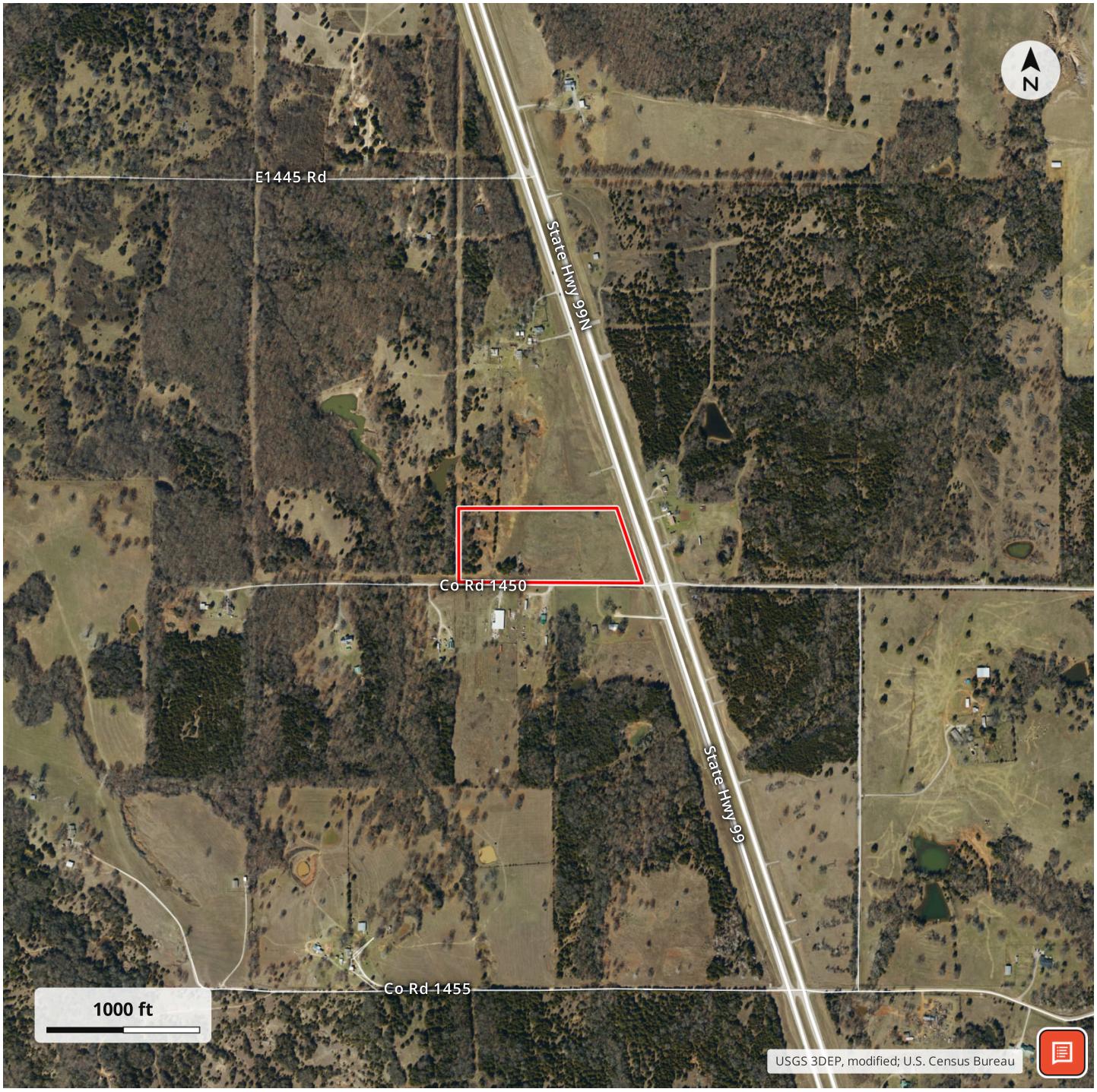




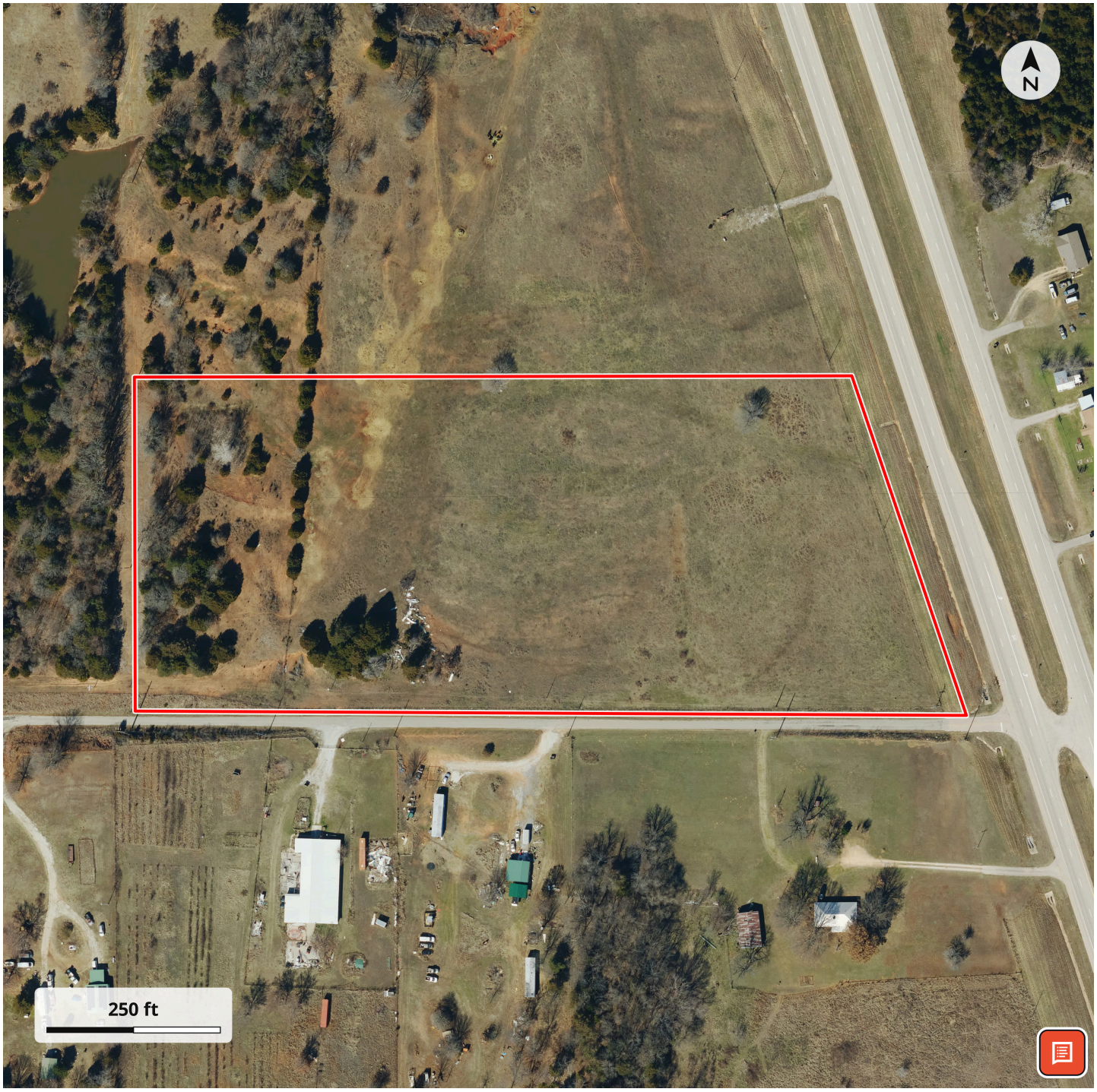

Regional Map



Locator Map


N
E1445 Rd
State Hwy 99N
Co Rd 1450
State Hwy 99
Co Rd 1455
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Owen Bellis

Mobile
(918) 367-7050

Email
owen.bellis@arrowheadlandcompany.com

City / State / Zip
Kellyville, OK 74039

NOTES

NOTES

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
https://arrowheadlandcompany.com/