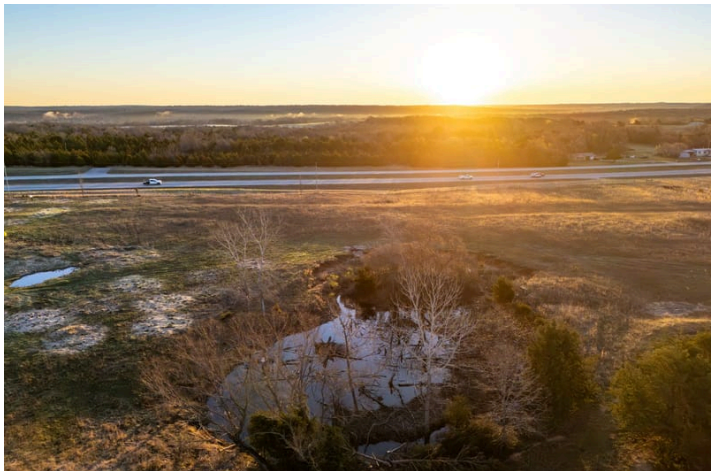
**North Highway 377 Build Site**
**Highway 377**
**Ada, OK 74820**

**$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

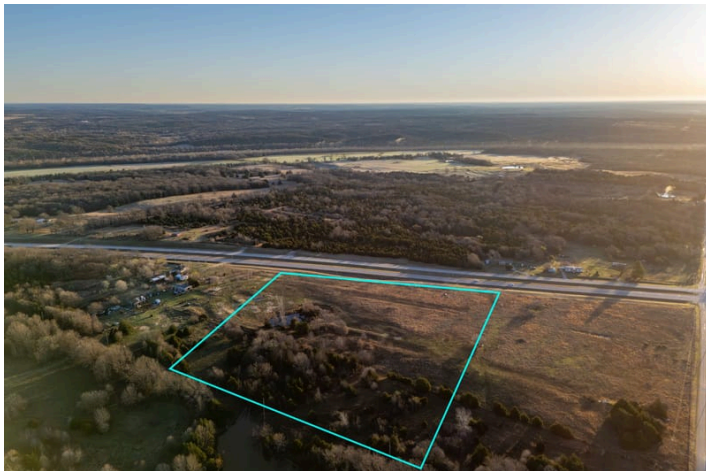
**Type**
Farms, Hunting Land, Recreational Land, Undeveloped Land, Lot

**Latitude / Longitude**
34.9142 / -96.6821

**Acreage**
13.29

**Price**
$99,675

**Property Website**
arrowheadlandcompany.com







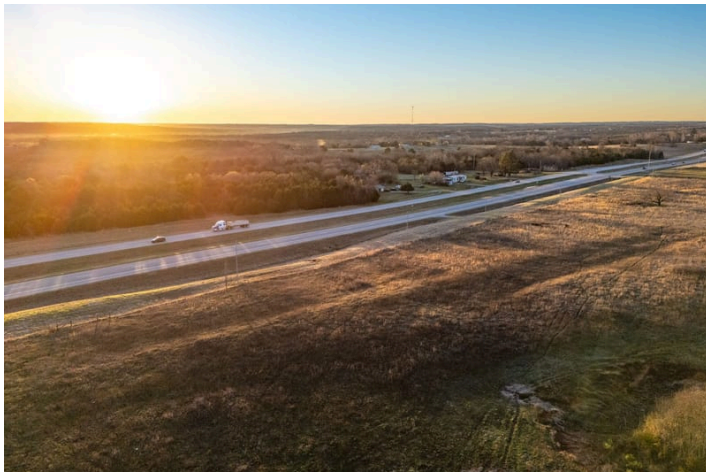
## PROPERTY DESCRIPTION

Welcome to this 13.29 +/- acre tract in Pontotoc County that offers a great combination of build potential, usable pasture, and recreational opportunity with convenient access right off Highway 377! The property features a gated entry from the highway, providing easy access. The open pasture makes this property an excellent potential build site for a home or country getaway. With plenty of room for a house, shop, and other improvements, there is also ample space for livestock, making it a great option for anyone wanting to enjoy rural living on manageable acreage. Along the west side of the property, a line of trees creates a natural edge that provides cover for wildlife. Deer and Turkeys are present in the area giving the property a nice touch of recreational potential in addition to its homesite appeal. A small pond on the property provides a water source for livestock and wildlife while also adding to the overall character of the land. 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.

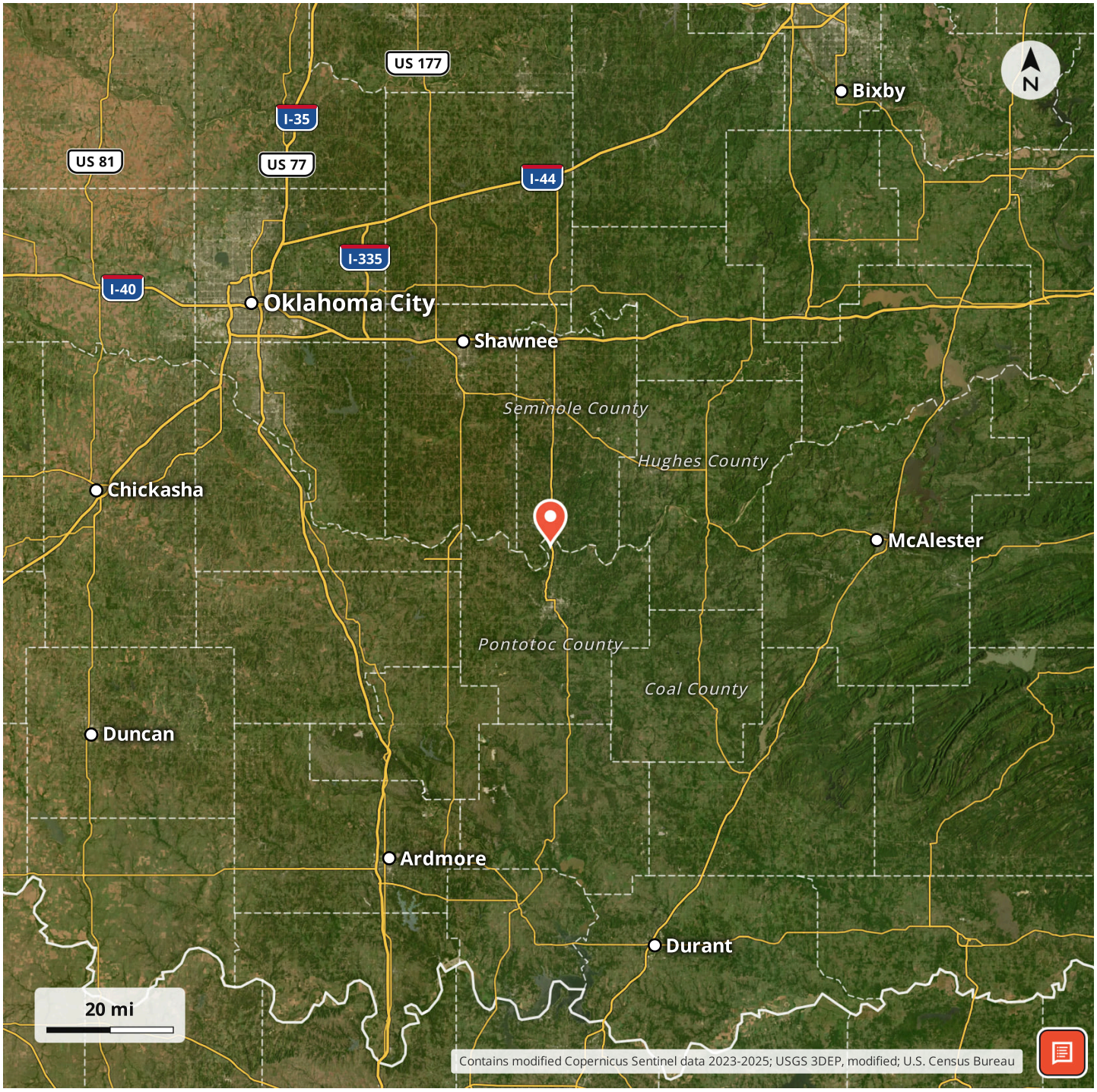
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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





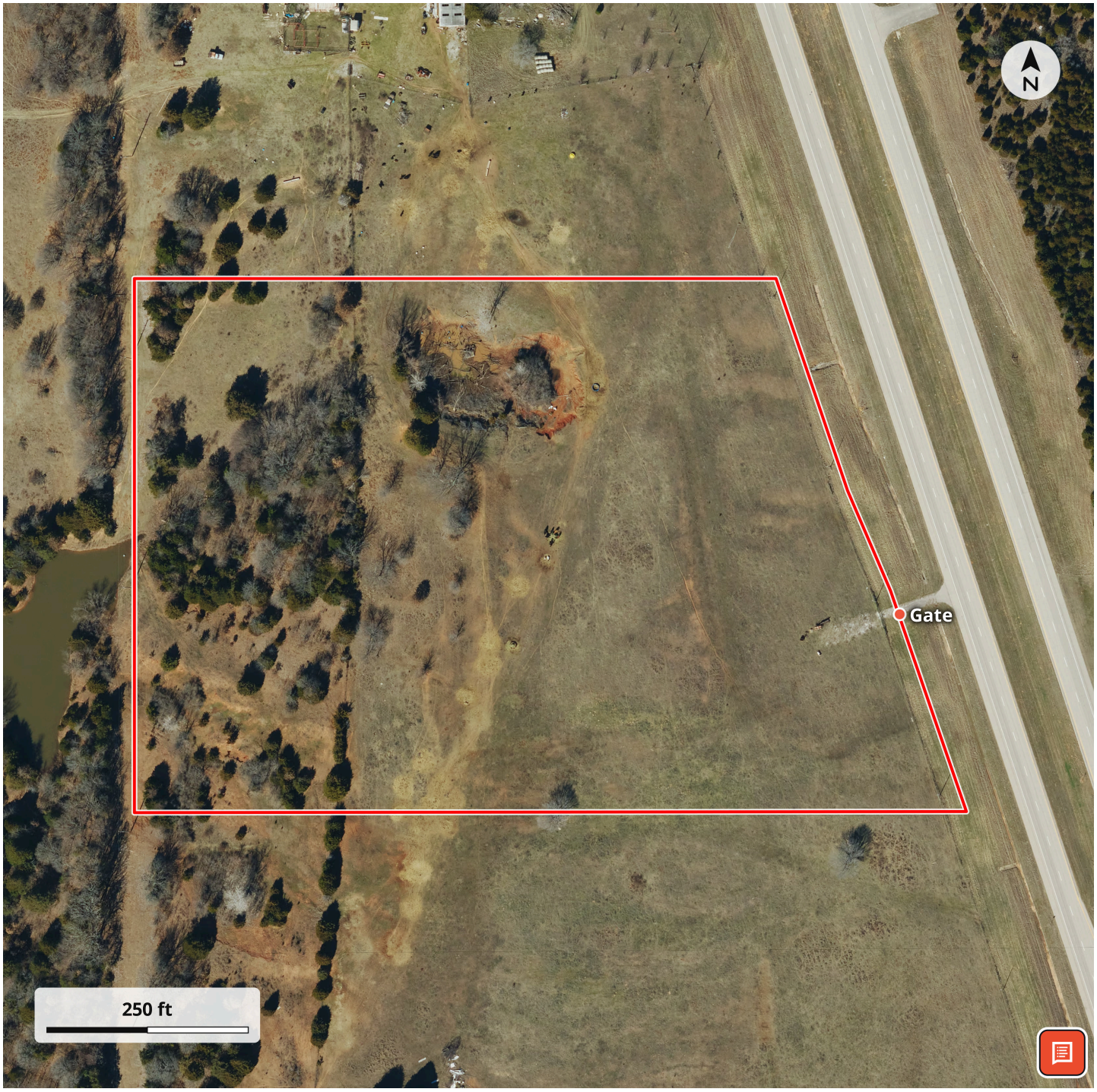
# Regional Map



# Locator Map


N
E1445 Rd
State Hwy 99N
Gate
Co Rd 1450
State Hwy 99
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**
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**Sapulpa, OK 74066**
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