Tract 1 Porter Homestead/Ranch Opportunity
0 N4240 Rd
Porter, OK 74454

$195,638
18.5± Acres
Wagoner County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
0 N4240 Rd Tract 1

City, State Zip
Porter, OK 74454

County
Wagoner County

Type
Farms, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude
35.8433 / -95.472

Acreage
18.5

Price
$195,638

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Located in Wagoner County, Oklahoma, this 18.5 +/- acre tract offers an excellent opportunity to build a home on acreage while enjoying the privacy that comes with a heavily timbered setting. The property features a mix of mature timber and scattered clearings, giving the next owner the option to open additional ground and create a beautiful homesite surrounded by trees. Some existing fencing is already in place, and the property offers the flexibility to run a few livestock if desired. With quality road frontage and easy ATV access throughout, getting around the property is simple. Located near Porter, with the Muskogee Turnpike just a few miles away, this property offers the privacy of country living while remaining close to town. Existing homes throughout the area make this an attractive location for anyone looking to build on acreage. All utilities are available, making the property ready for future improvements. Conveniently located just 20 +/- minutes from Muskogee, Fort Gibson, and Coweta, and 35 +/- minutes from Broken Arrow. This tract offers an excellent opportunity to build the country home you've been planning while enjoying the space and privacy the acreage provides. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Zac Williams at (918) 261-6094.

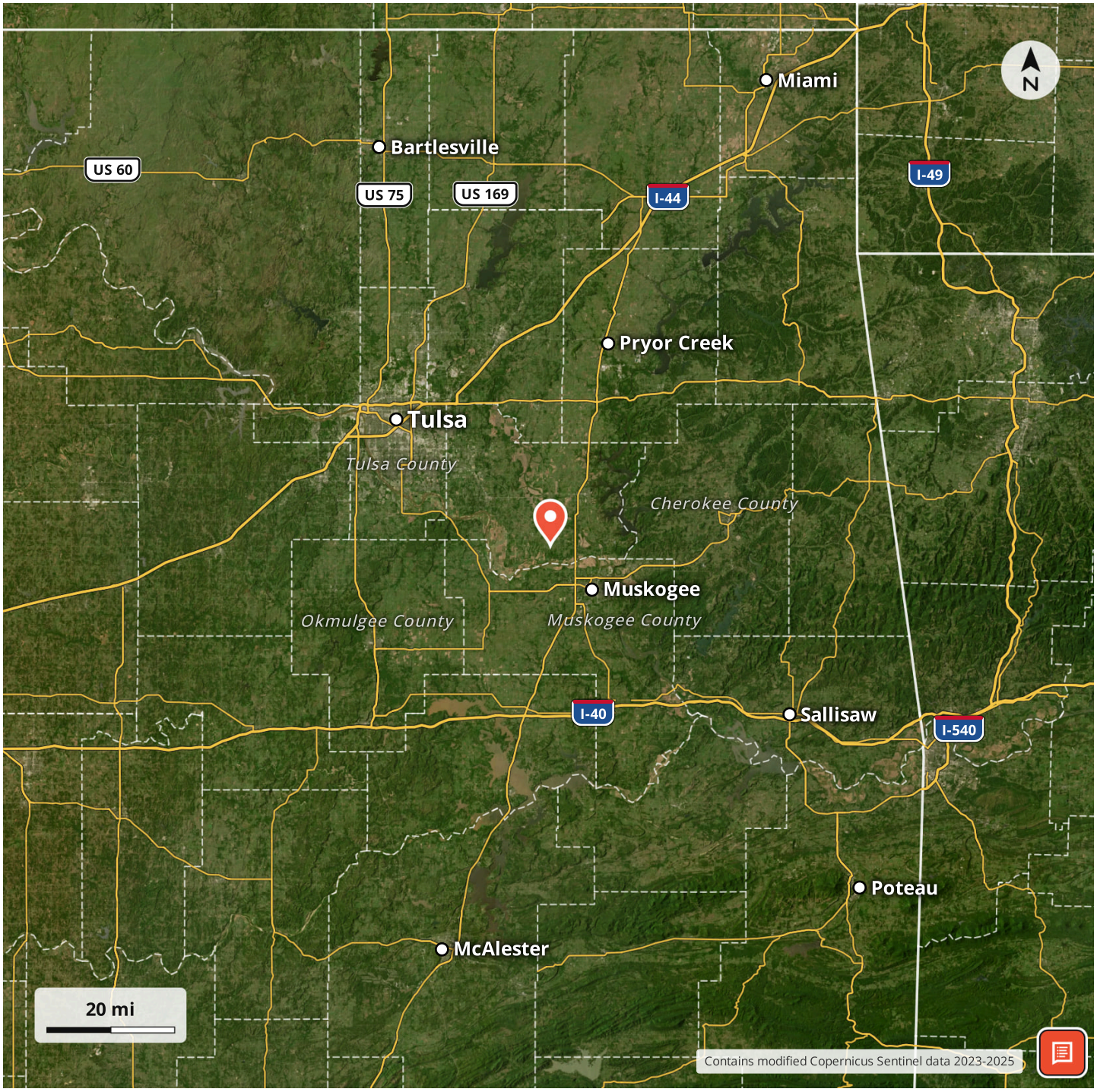
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



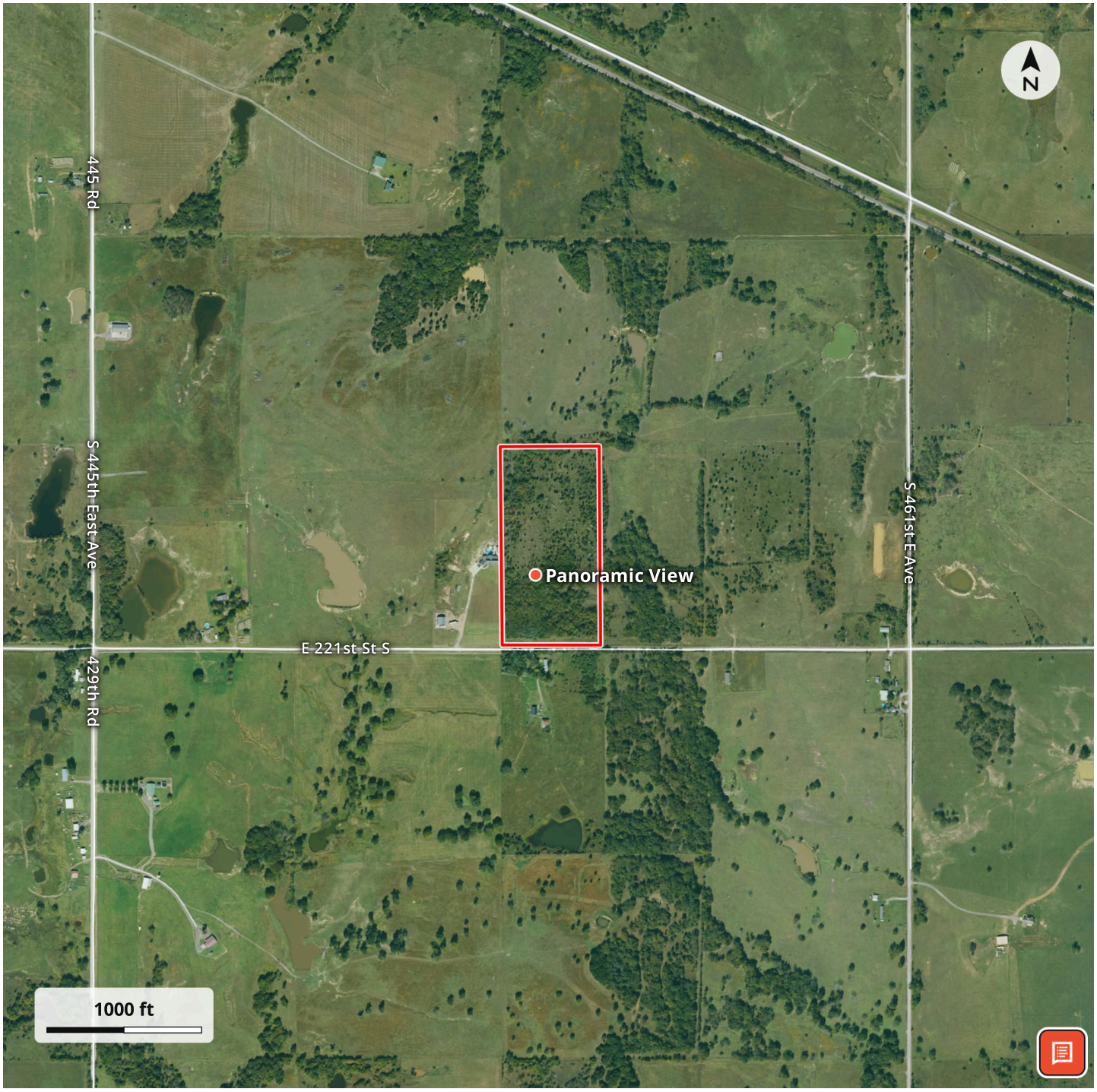




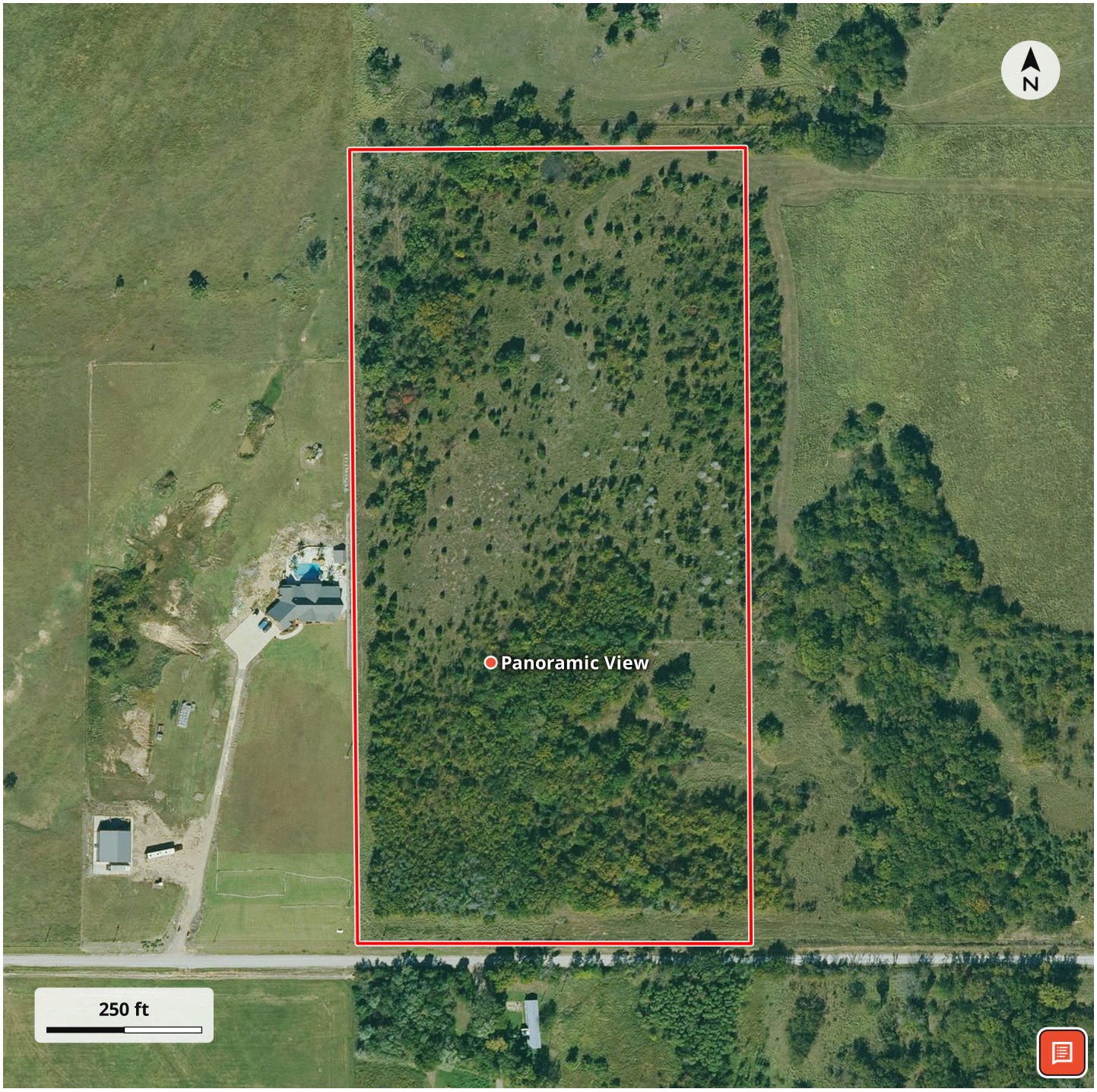

Regional Map



Locator Map


N
445 Rd
S 445th East Ave
S 461st E Ave
Panoramic View
E 221st St S
429th Rd
1000 ft

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Zac Williams

Mobile
(918) 261-6094

Email
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City / State / Zip
Sapulpa, OK 74066

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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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