Tract 3 Porter Homestead/Ranch Opportunity
000 N4240 Rd
Porter, OK 74454

$141,705
13.4± Acres
Wagoner County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
000 N4240 Rd Tract 3

City, State Zip
Porter, OK 74454

County
Wagoner County

Type
Farms, Recreational Land, Undeveloped Land

Latitude / Longitude
35.843829 / -95.467952

Acreage
13.4

Price
$141,705

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

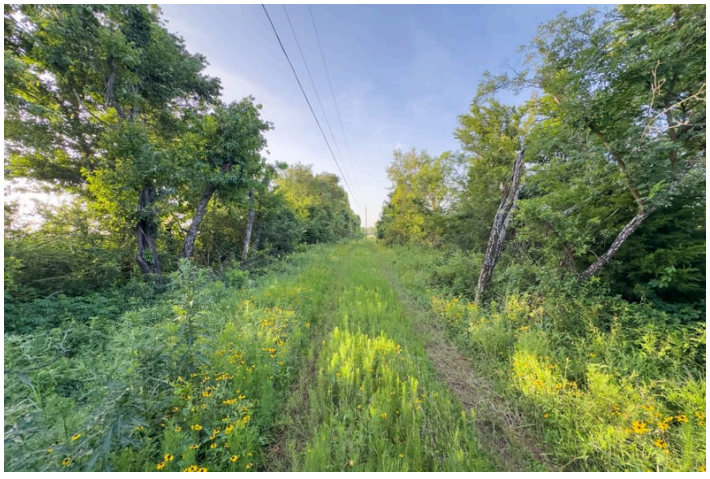
Located in Wagoner County, Oklahoma, this 13.4 +/- acre tract offers an excellent setting for a home on acreage. A large open field provides several great areas to build, while scattered timber adds privacy and character throughout the property. The open ground also leaves plenty of room for horses or a few livestock, giving the next owner flexibility in how the acreage is used. The mix of open space and scattered trees creates a beautiful country setting with plenty of room for future improvements. 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. If you're looking for a tract that's ready to enjoy while offering an excellent place to build, this property deserves a look! 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.

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and 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.

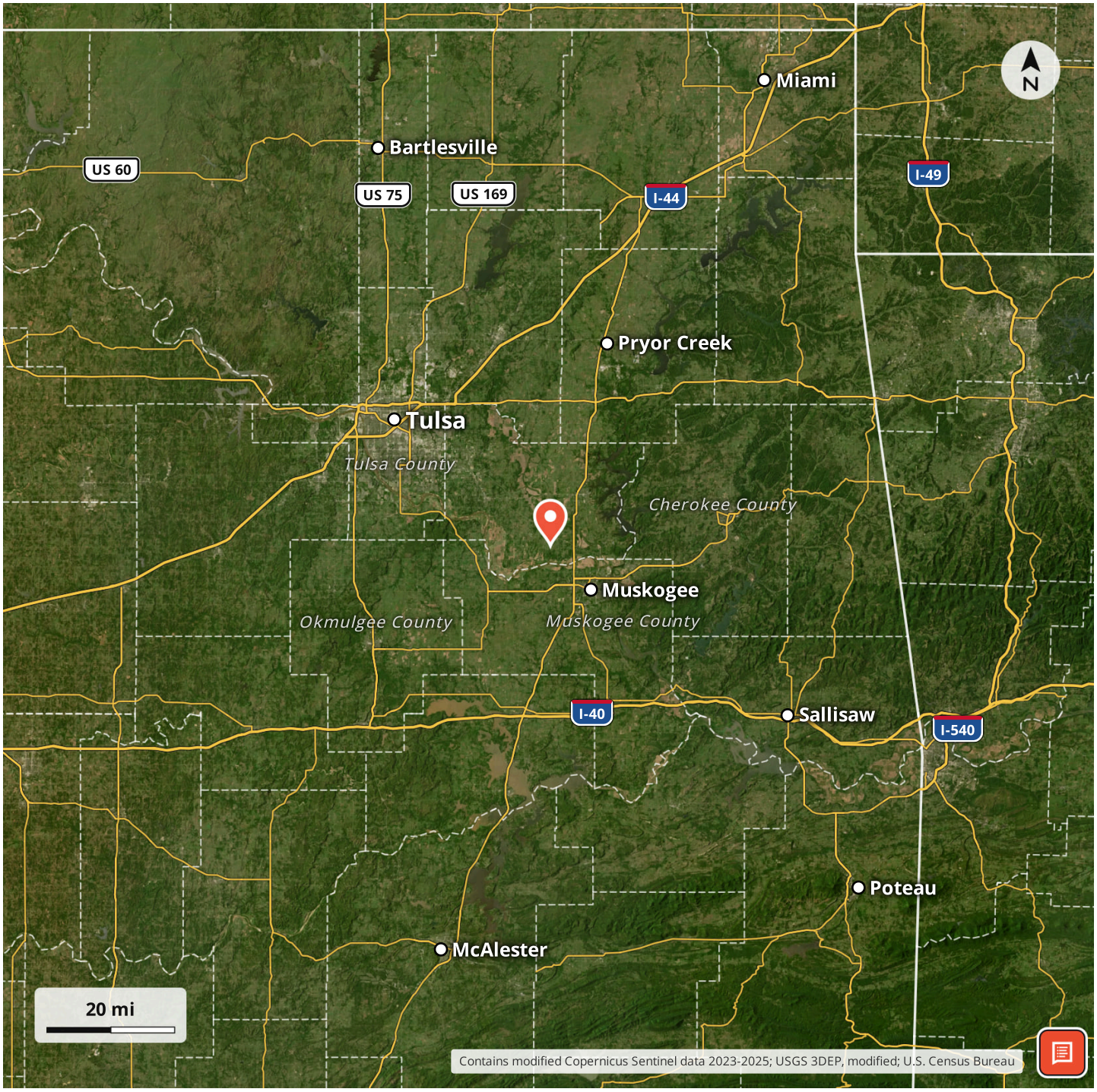
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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





Regional Map



Locator Map


N
Hwy 51B
N4240 Rd
Panoramic View
E 221st St S
E0810 Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Zac Williams

Mobile
(918) 261-6094

Email
zac.williams@arrowheadlandcompany.com

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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