

Little River - 394 Acres
00 E1310 Road
Maud, OK 74854

\$1,200,000
394.300± Acres
Seminole County



Little River - 394 Acres
Maud, OK / Seminole County

SUMMARY

Address

00 E1310 Road

City, State Zip

Maud, OK 74854

County

Seminole County

Type

Hunting Land, Farms, Recreational Land, Undeveloped Land,
Riverfront

Latitude / Longitude

35.12118 / -96.693352

Acreage

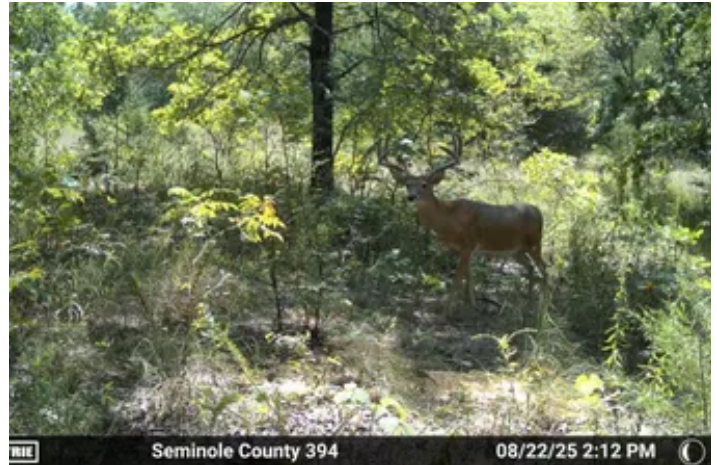
394.300

Price

\$1,200,000

Property Website

<https://greatplainslandcompany.com/detail/little-river-394-acres-seminole-oklahoma/88322/>



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PROPERTY DESCRIPTION

Little River 394

Located in Seminole County, Oklahoma, Little River 394 spans 394± acres and offers a rare combination of size, accessibility, and natural features that don't come on the market often. With close to 4,000 feet of paved county road frontage and three paved driveways already in place, access is as simple as it gets.

Utilities are already on site thanks to an old mobile home, and sections of fencing remain from when the land was previously used as a cattle operation. The property has been vacant for a number of years, leaving it wide open for a new owner to shape it into whatever they envision. The highlight of this tract is the Little River, which winds through the back 160 acres, creating an incredible setting for wildlife. Whitetail deer and turkey are plentiful, with occasional hogs, making this an outdoorsman's dream. With over 100ft of elevation change from the main road to the creek, there is potential for incredible views from a back porch.

The mix of small pasture and wooded areas makes the land versatile for ranching, farming, or recreational use. For those with a long-term vision, the size and location also make it a strong candidate for subdividing into smaller tracts as an investment. Whether you're looking for a private hunting retreat, a homestead with room to roam, or an opportunity to build and develop, this property offers the space and features to bring that vision to life.

394± acres of Oklahoma land with this much access, water, and potential doesn't come around often — this is your chance to make it your own.

9 minutes to Seminole, OK

1 hours 8 minutes to Oklahoma City, OK

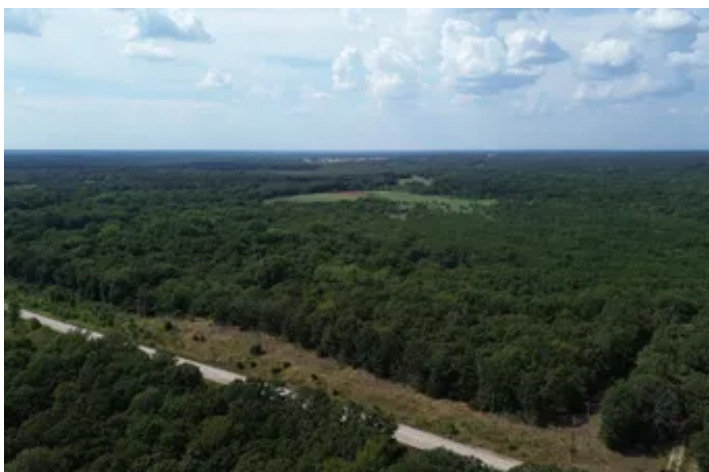
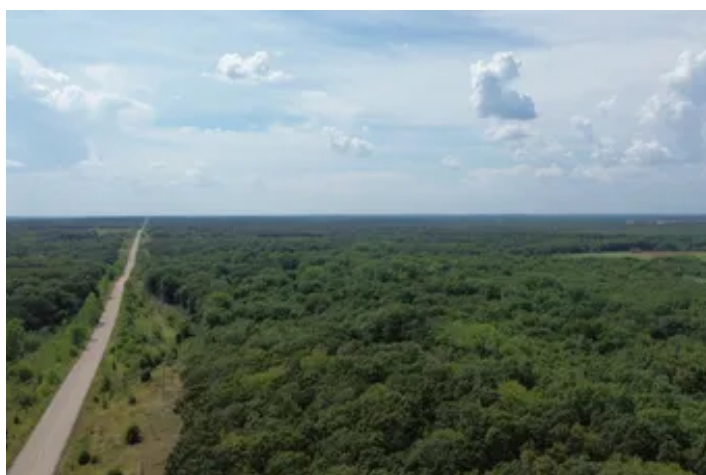
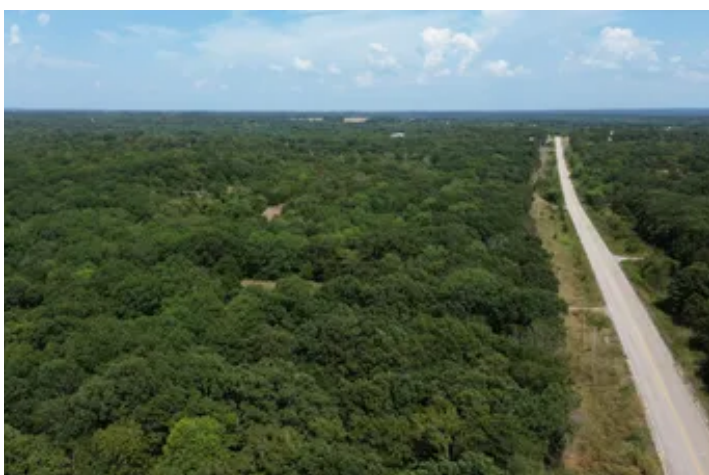
1 hour 35 minutes to Tulsa, OK

3 hours 2 minutes to Dallas, TX

To schedule a showing, contact Colton Snead with Great Plains Land Company at [\(918\) 424-1564](tel:9184241564).

When purchasing a property listed by Great Plains Land Company, 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 Great Plains Land Company.

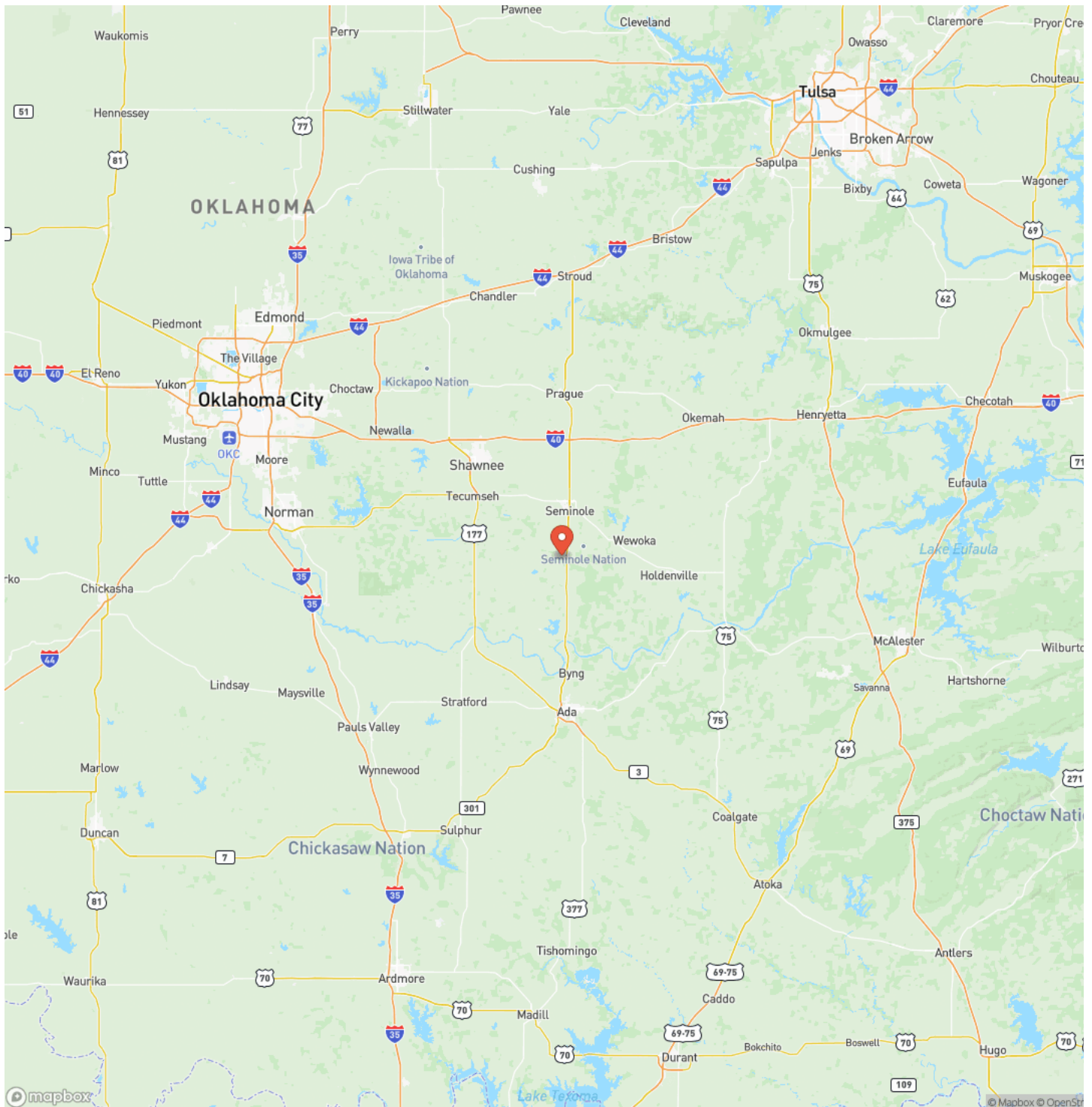
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Locator Map



Locator Map



Satellite Map



Little River - 394 Acres
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LISTING REPRESENTATIVE

For more information contact:



Representative

Colton Snead

Mobile

(918) 424-1564

Email

colton@greatplains.land

Address

3515 Haywood Road

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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.



MORE INFO ONLINE:
greatplainslandcompany.com

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