

**McCloud Lot - 1.25 Acres**  
**31 Deer Creek**  
**McCloud, OK 74851**

**\$35,000**  
**1.250± Acres**  
**Pottawatomie County**



**McCloud Lot - 1.25 Acres**  
**McCloud, OK / Pottawatomie County**

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**SUMMARY**

**Address**

31 Deer Creek

**City, State Zip**

McCloud, OK 74851

**County**

Pottawatomie County

**Type**

Undeveloped Land, Lot

**Latitude / Longitude**

35.387363 / -97.130697

**Acreage**

1.250

**Price**

\$35,000

**Property Website**

<https://greatplainslandcompany.com/detail/mccloud-lot-1-25-acres-pottawatomie-oklahoma/84182/>



## **McCloud Lot - 1.25 Acres**

### **McCloud, OK / Pottawatomie County**

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#### **PROPERTY DESCRIPTION**

Discover the perfect opportunity to build your dream home on this beautiful 1.25-acre wooded lot in desirable Pottawattamie County, Oklahoma. Located on a paved road just off I-40, this undeveloped property offers the ideal balance of rural serenity and convenient access. Whether you're looking to build now or invest for the future, this lot provides a prime location with tons of potential.

Towering mature trees offer natural privacy and a picturesque setting, making it easy to envision a custom home nestled among the woods. With utilities nearby, the groundwork is set for development with minimal effort. A bit of clearing is all it takes to reveal an incredible home site that blends nature and convenience.

Enjoy the best of both worlds—peaceful country living just minutes from modern amenities. The property is less than 2 miles from Wes Watkins Lake, a local favorite for boating, fishing, and weekend getaways. Plus, you're only moments from McCloud, Shawnee, and all the shops, dining, and services along the I-40 corridor. Located in the McCloud School District, this lot is perfect for families, retirees, or anyone wanting room to roam without being too far from town.

Don't miss out on this rare find—build your vision in a location that offers natural beauty, privacy, and convenience.

23 minutes to Shawnee, OK

31 minutes to Oklahoma City, OK

3 hours 26 minutes to Dallas, TX

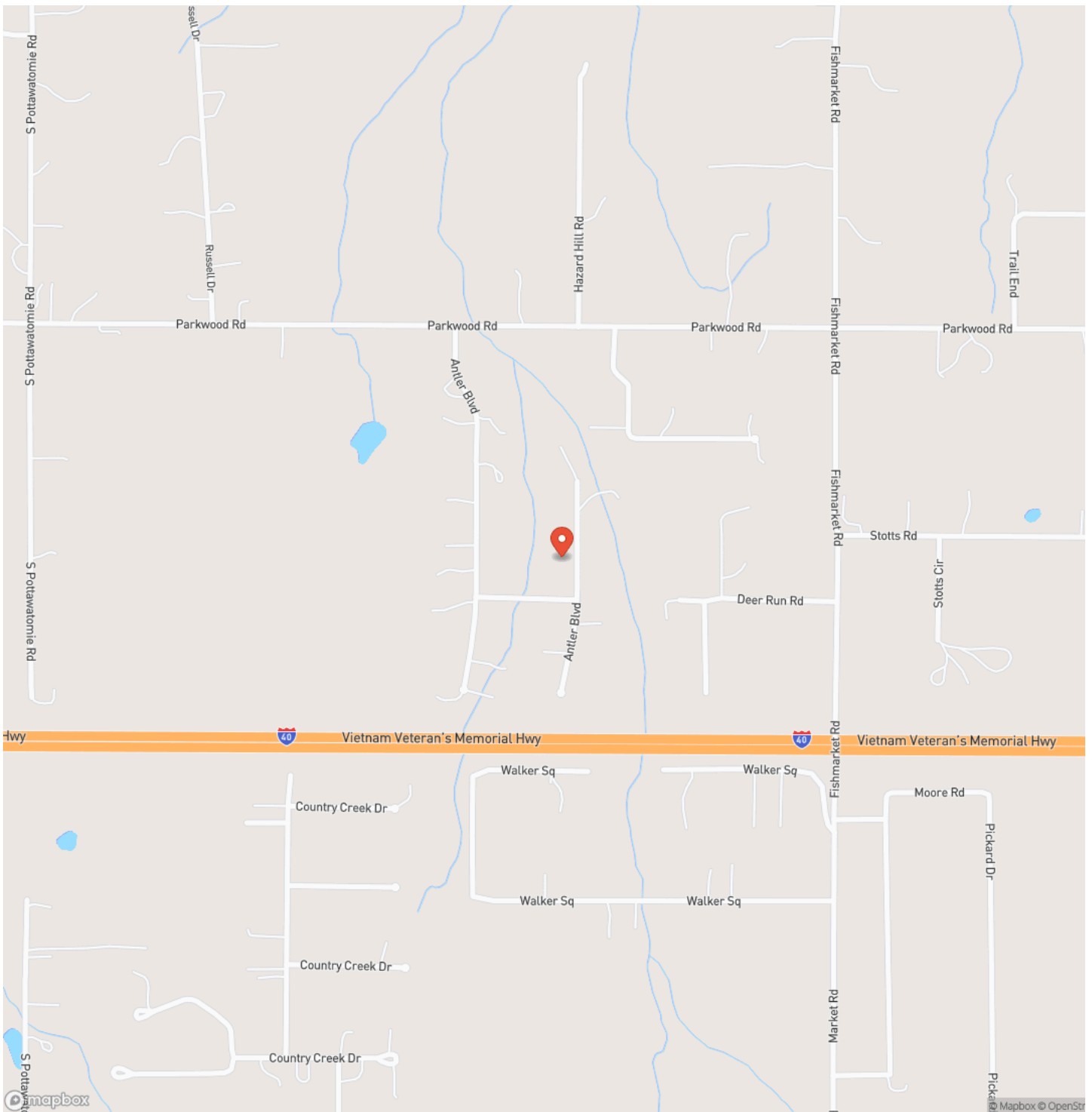


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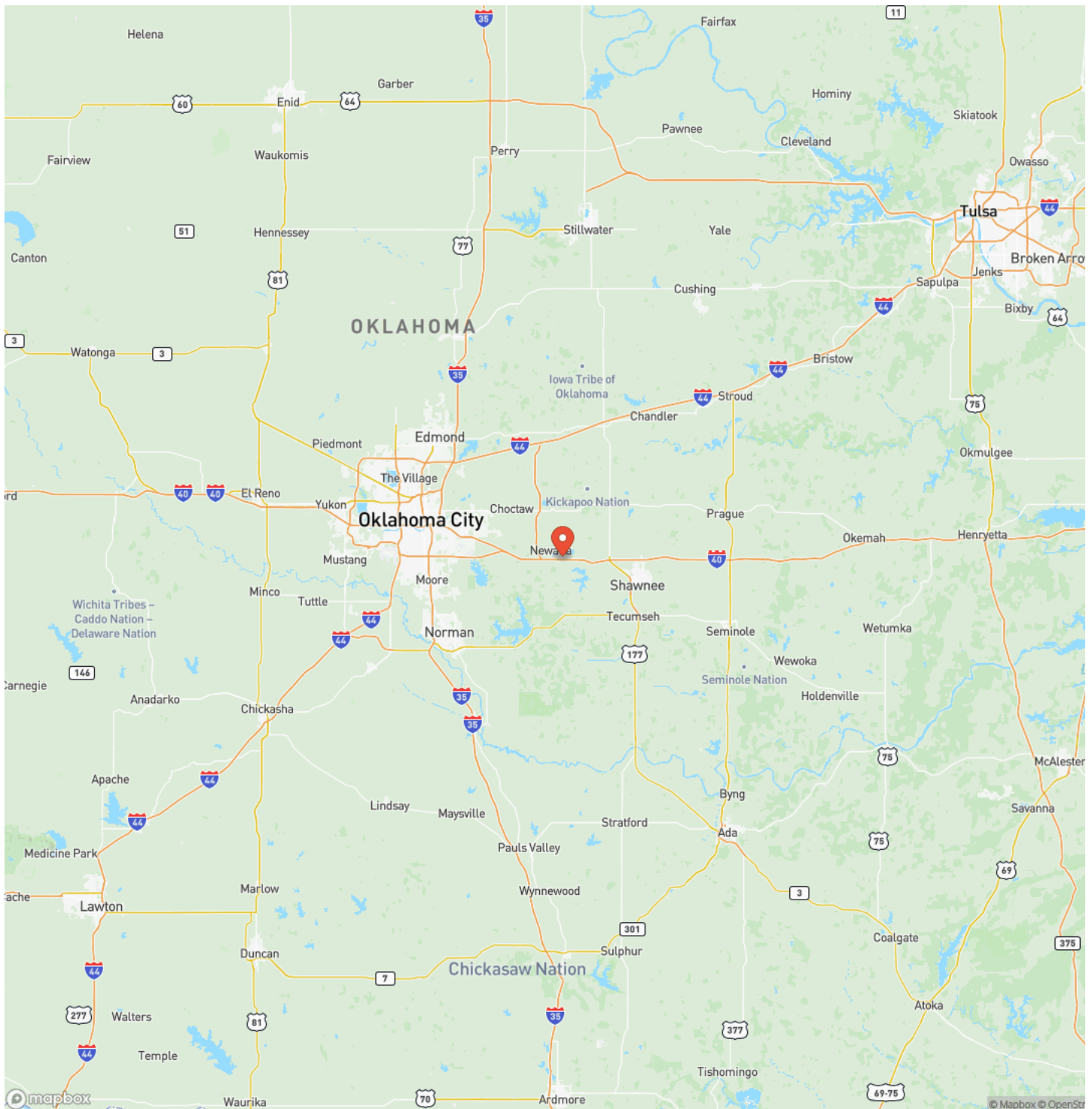
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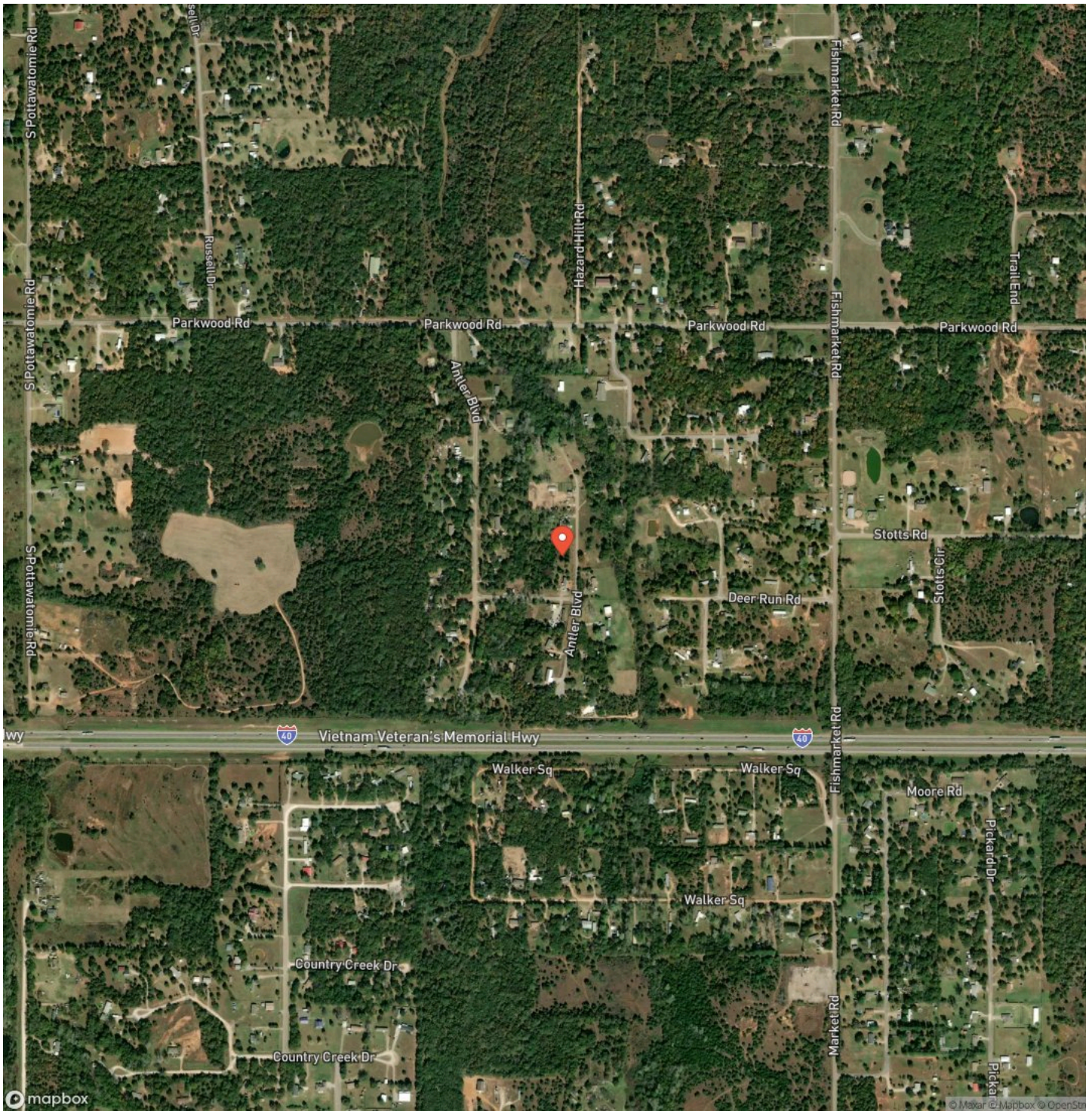
## Locator Map



## Locator Map



## Satellite Map



**McCloud Lot - 1.25 Acres**  
**McCloud, OK / Pottawatomie County**

## 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

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## This image shows a blank 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**

## **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.



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