



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

TRACT 3 | 3.01± ACRE LOT
ROGERS COUNTY, OK
\$69,900



OFFICE (918) 301-0704 | WWW.SMALLTOWNPROPERTIES.COM

ROGERS 3.01 TRACT 3

PROPERTY PROFILE

LOCATION:

- 3 S 4150 Road
Claremore, OK 74017
- Rogers County
- 2.4± Miles E of HWY 88
- 4.8± Miles NE of Redbud Marina

COORDINATES:

- 36.428092, -95.615239

PROPERTY USE:

- Rural Build Site

PROPERTY INFORMATION:

- 3.01± Surveyed Acres
- Paved County Road Frontage
- Utilities Available Nearby
- Convenient Access
to Highway 88
- Light Deed Restrictions
- Additional Acreage Available

TAX INFORMATION:

- TBD



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TONY PRIDEAUX, ALC

LAND SPECIALIST

C: 918-960-1226

O: 918-301-0704

tprideaux@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE ROGERS 3.01 TRACT 3

WELCOME TO YOUR FUTURE HOME SITE IN ROGERS COUNTY, OKLAHOMA!

Discover the perfect blend of country living and convenience on a newly surveyed 3.01± acre tract located on the paved South 4150 Road. This beautiful build site is one of four lots offering gently rolling terrain, open pasture, and an excellent location just minutes from Oologah Lake and Highway 88 access.

Whether you're looking to build your dream home, a weekend retreat near the lake, or invest in land in a growing area, these tracts provide the ideal setting with peaceful rural surroundings and easy accessibility. Enjoy the convenience of nearby lake recreation, marinas, and quick access to Claremore, Oologah, and Owasso while still experiencing the privacy and charm of country living. Light restrictions are in place to help protect the long-term value and appearance of the property.

Three other adjoining surveyed tracts are available.

**Contact Tony Prideaux today to learn more
and experience #TheSmallTownWay!**



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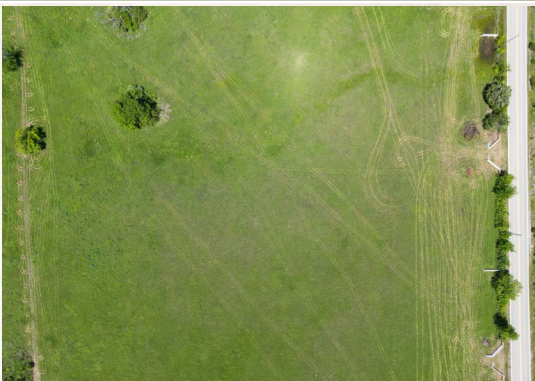
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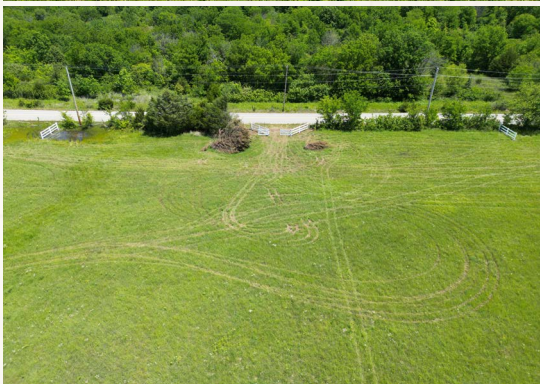
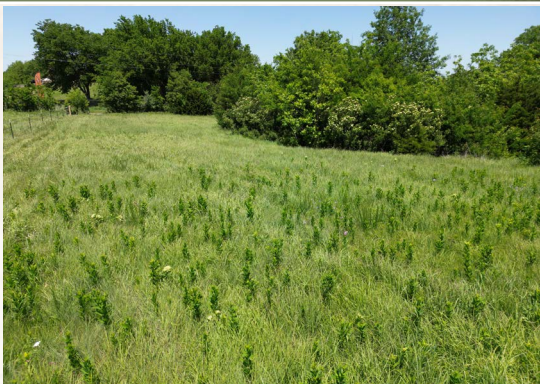
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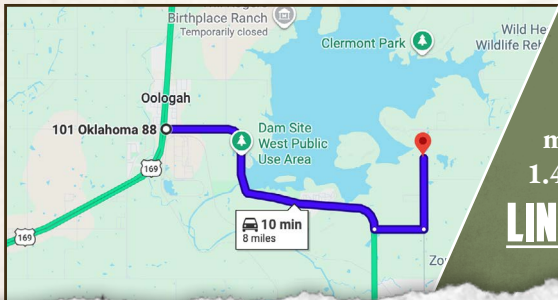
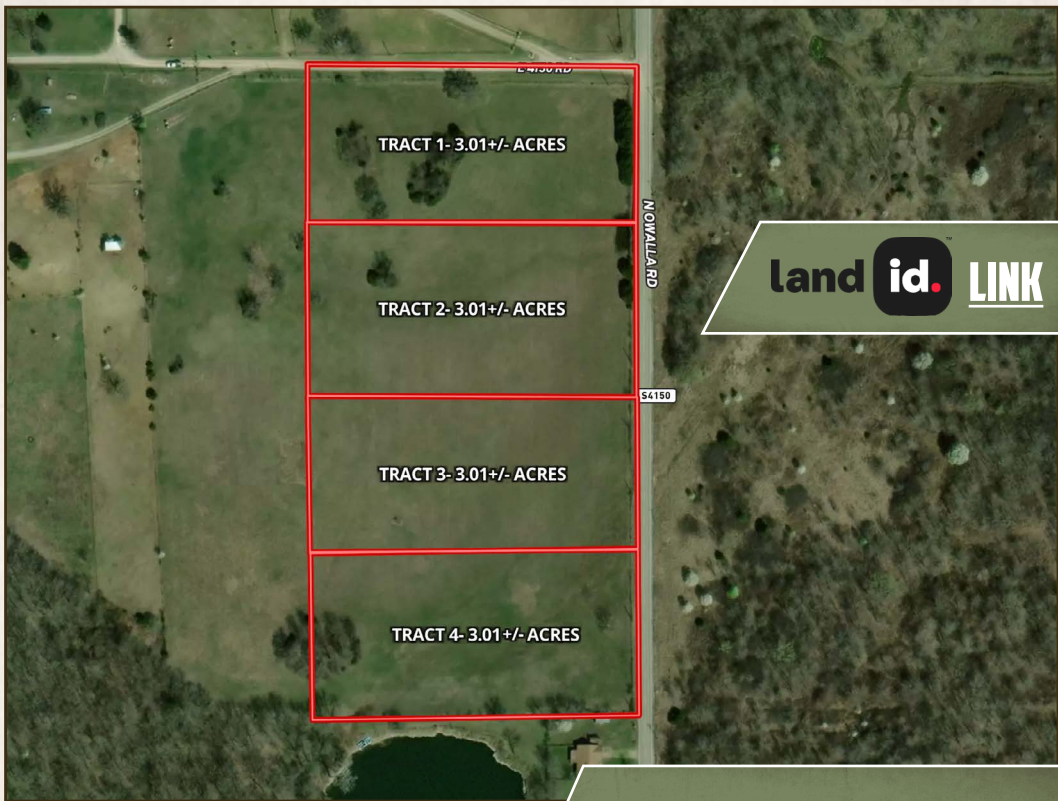
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Directions From the Intersection of
HWY 169 and HWY 88 in Oologah,
OK: Travel 5.6 miles east on HWY 88.
Turn left on E 420RD and continue 1.0
mile. Turn left on S 4150Rd and proceed
1.4 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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