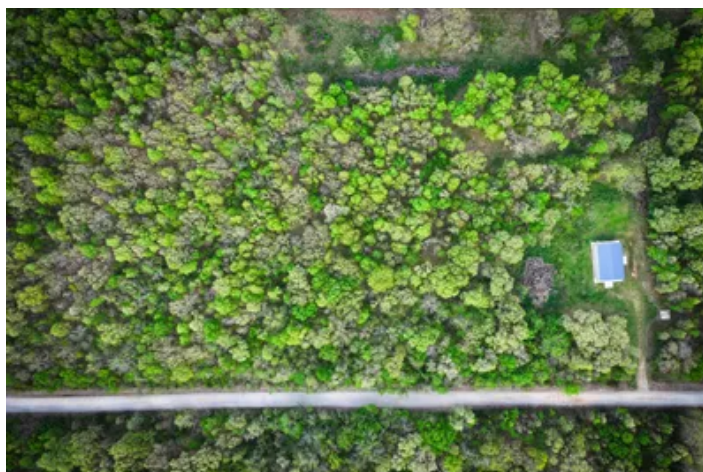


Build-Out Ready Barndo Near Grand Lake
23650 S 560 Rd
Fairland, OK 74343

\$299,000
10± Acres
Ottawa County



Build-Out Ready Barndo Near Grand Lake Fairland, OK / Ottawa County

SUMMARY

Address

23650 S 560 Rd

City, State Zip

Fairland, OK 74343

County

Ottawa County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

36.675037 / -94.872323

Acreage

10

Price

\$299,000

Property Website

<https://arrowheadlandcompany.com/property/build-out-ready-barndo-near-grand-lake-ottawa-oklahoma/102982/>

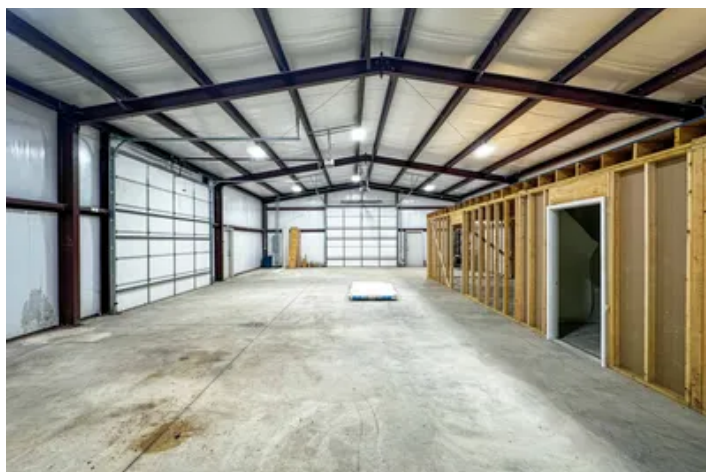
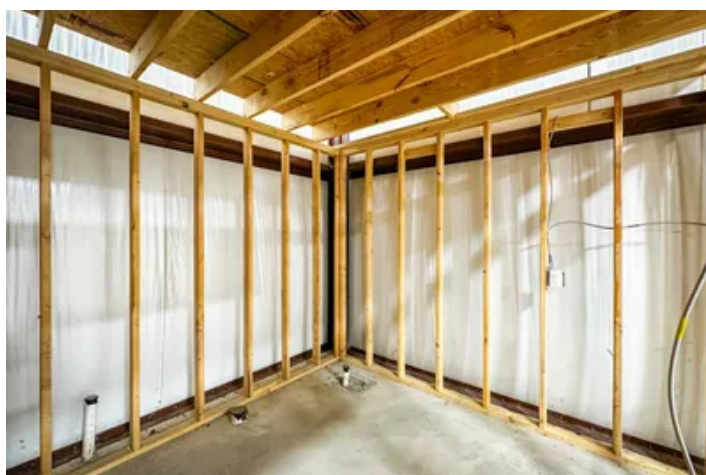
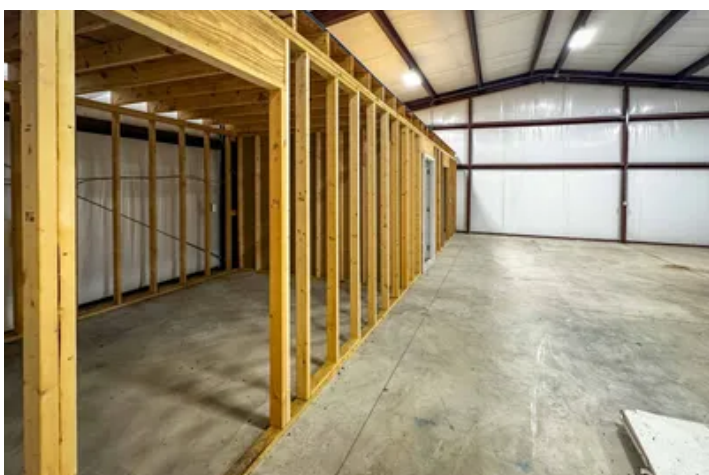


Build-Out Ready Barndo Near Grand Lake Fairland, OK / Ottawa County

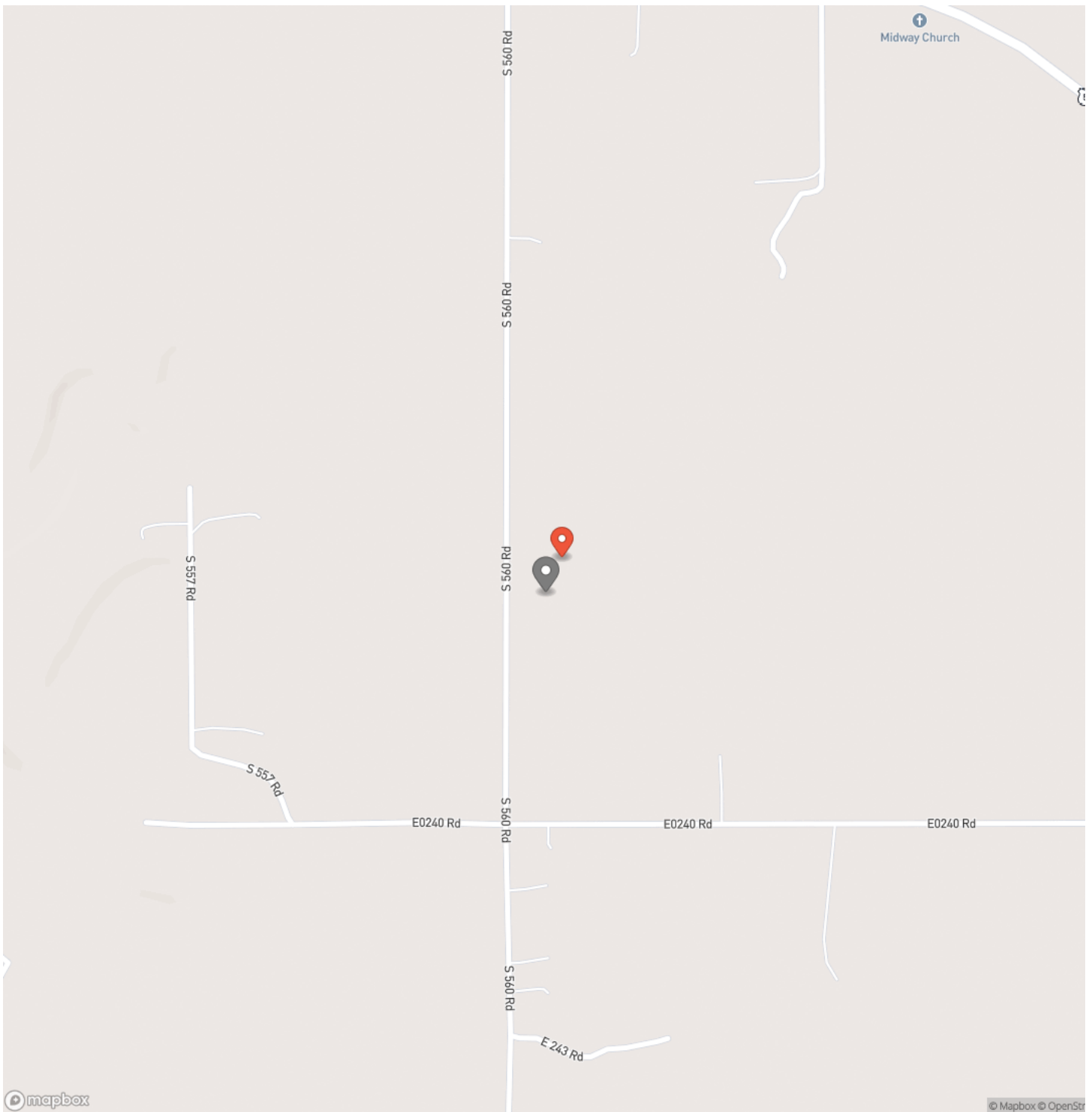
PROPERTY DESCRIPTION

Check out this incredible +/- 10 acre woodlot featuring a 40x60 ft insulated metal shop just minutes from Grand Lake! Located just outside of Fairland and approximately 8 +/- miles from Grove in Ottawa County, this property offers seclusion, functionality, and convenience in one of northeast Oklahoma's most sought-after recreational areas. Whether you are looking for a private lake-area retreat, a place to store boats and equipment, or a blank canvas to build your dream barndominium, this property is set up and ready. The 40x60 insulated shop is high quality and built for immediate use, featuring two 10' overhead doors with openers, making it ideal for boats, RVs, and large equipment. Inside, you'll find extensive electrical already in place with underground heavy-duty service ran from the road, ample lighting, and numerous outlets throughout, providing a major head start for any future build-out. A true standout feature is the 700 +/- ft deep well drilled in 2023, producing an impressive 50 +/- gallons per minute. Water has already been run directly to the shop, along with septic, and the structure has been roughed in for a bathroom and water heater. The hard work is already done here, making this an excellent candidate for a custom barndominium conversion or turn-key recreational setup. The property has been surveyed and pinned, with selective tree clearing completed to create usable space while maintaining beautiful mature hardwoods. The timber provides outstanding habitat for wildlife, with frequent whitetail deer and wild turkey activity. Multiple locations for stands, feeders, and food plots are already in place, making this a strong hunting property as well as a build site. Located +/- 3.5 miles from the Horse Creek and Bernice area of Grand Lake, you are just minutes from boating, fishing, and year-round recreation. It is also conveniently positioned +/- 75 miles to Tulsa International Airport and +/- 23 miles from the Kansas state line. This is a rare opportunity to own a well-improved acreage near the lake with infrastructure already in place! Whether you envision a private getaway, a basecamp for weekends on the water, or a fully customized barndominium, this property is ready for your vision! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Steve Horner at [\(918\) 859-0699](tel:9188590699). 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.

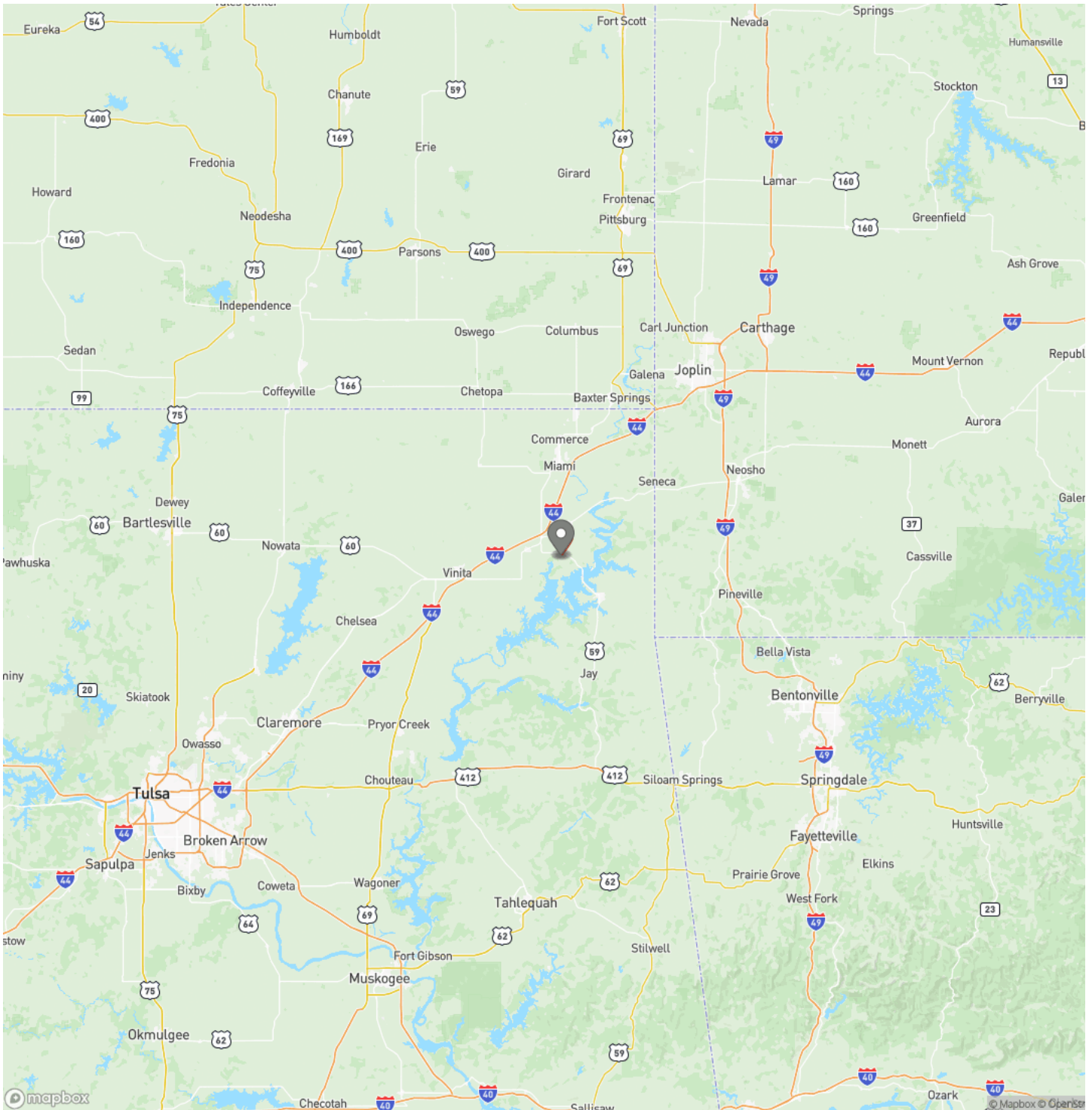
**Build-Out Ready Barndo Near Grand Lake
Fairland, OK / Ottawa County**



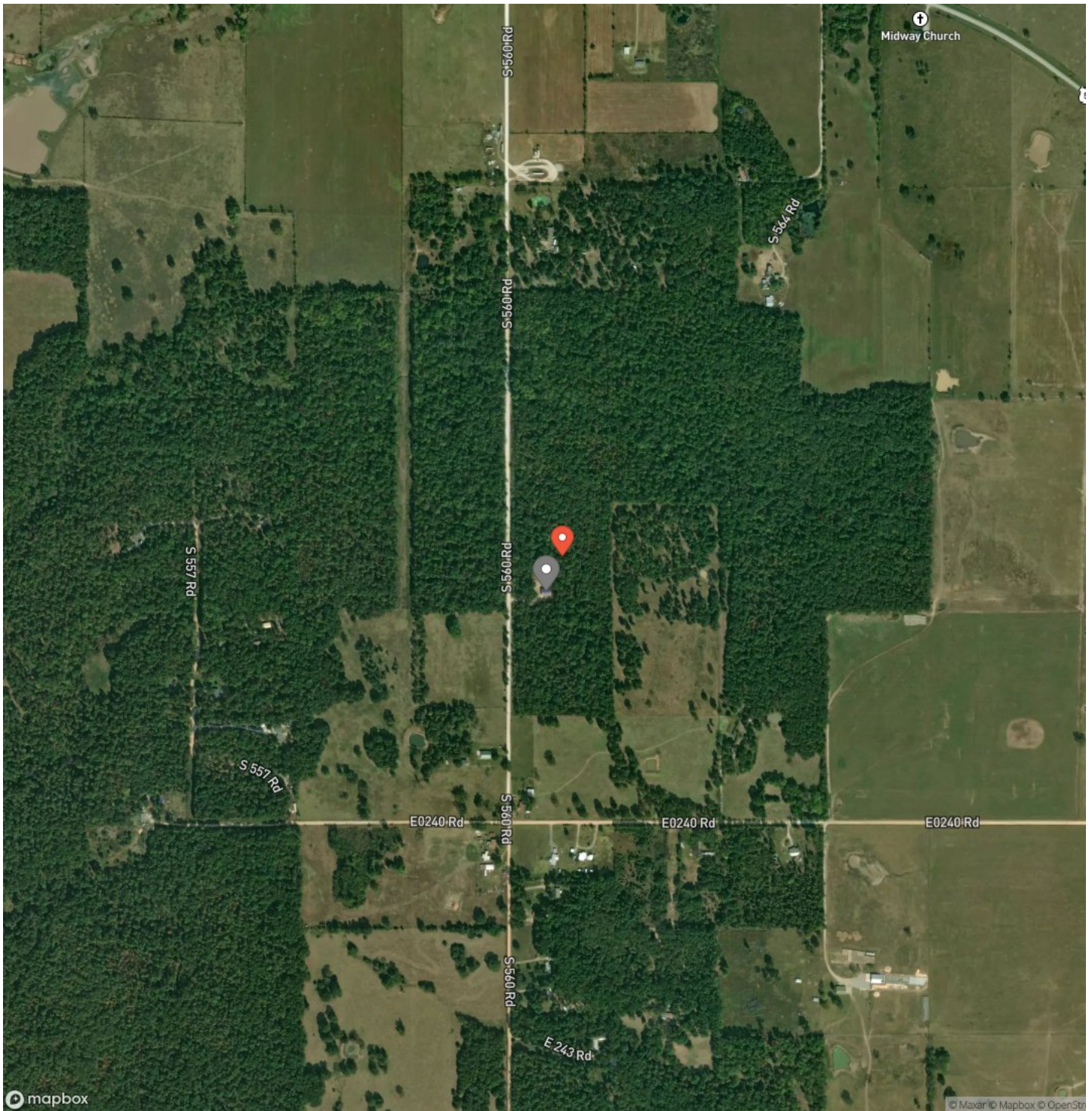
Locator Map



Locator Map



Satellite Map



Build-Out Ready Barndo Near Grand Lake Fairland, OK / Ottawa County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Horner

Mobile

(918) 859-0699

Email

steve.horner@arrowheadlandcompany.com

Address

City / State / Zip

Grove, OK 74344

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.

[illegible]

<https://arrowheadlandcompany.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.

Arrowhead Land Company
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Sapulpa, OK 74066
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