

Terlton Tract 1
001
Terlton, OK 74081

\$55,000
4.38± Acres
Pawnee County



Terlton Tract 1
Terlton, OK / Pawnee County

SUMMARY

Address

001 E 5800 Road

City, State Zip

Terlton, OK 74081

County

Pawnee County

Type

Undeveloped Land, Recreational Land

Latitude / Longitude

36.173466 / -96.463544

Acreage

4.38

Price

\$55,000

Property Website

<https://whiteoakrealestate.com/property/terlton-tract-1/pawnee/oklahoma/112761/>



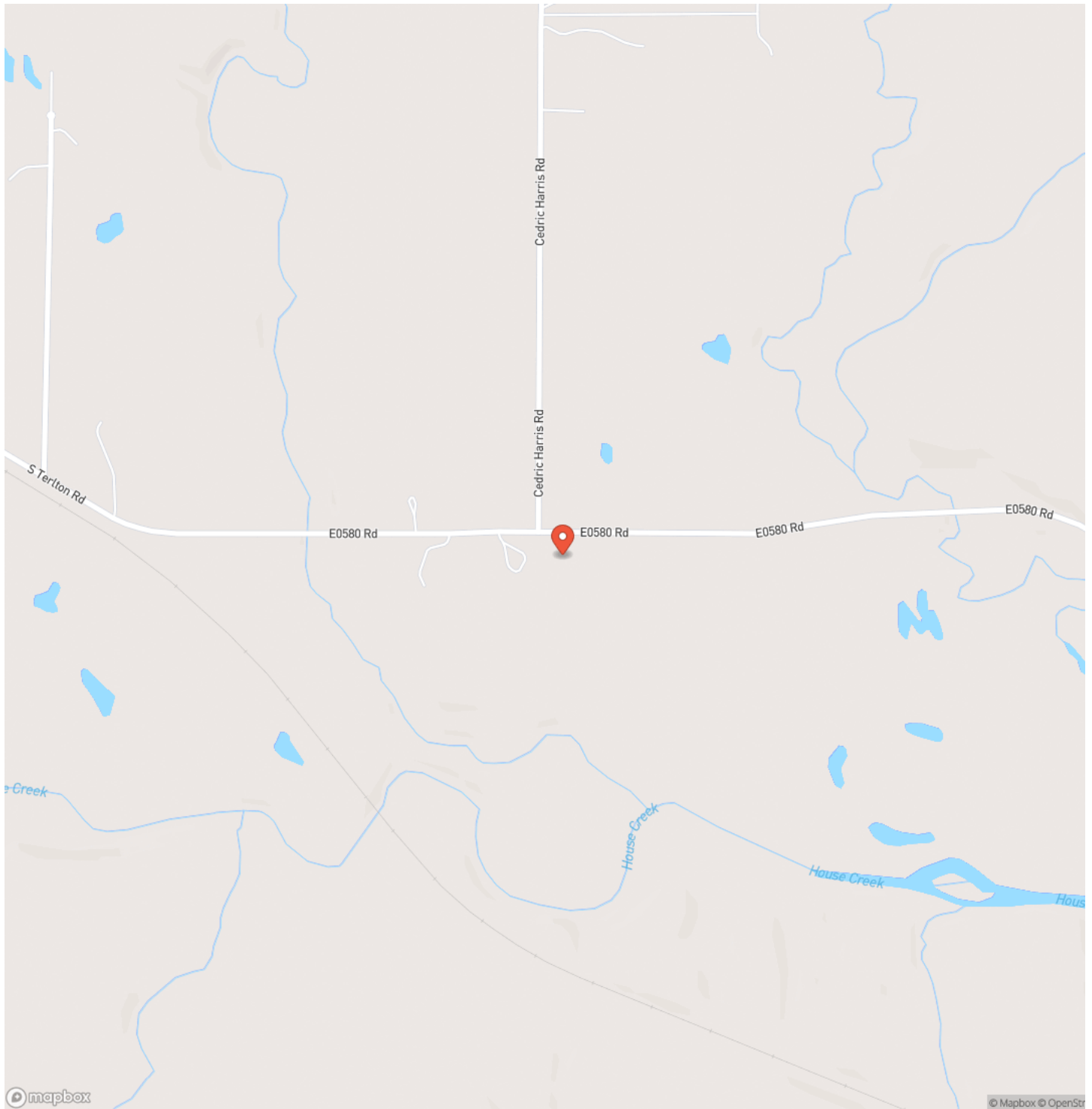
PROPERTY DESCRIPTION

Don't let the acreage fool you—this property lives much larger than 4.38 acres. With a great mix of open pasture along the road frontage and mature timber across the back half, Tract 1 offers an excellent setting for a custom home or new modular home while still leaving plenty of room to enjoy the outdoors. What truly sets this property apart is what lies beyond your back property line. The south side adjoins more than 2,000 acres of Oklahoma state land, giving you direct access to an incredible outdoor playground. Spend your evenings exploring the woods, hunting whitetail deer and turkey, or head down to House Creek, a local favorite known for excellent spring crappie and sand bass fishing. Follow House Creek to the Cimarron River and on into Keystone Lake, creating endless opportunities for fishing, kayaking, boating, and year-round outdoor recreation—all just steps from your future backyard. Located just minutes from Mannford, this tract offers the best of country living with rural water and electric available. Simple deed restrictions are in place to help protect your investment while preserving the area's character. Additional tracts are available, making this a great opportunity for family or friends who want to build close together. Surveyed at 4.38± acres

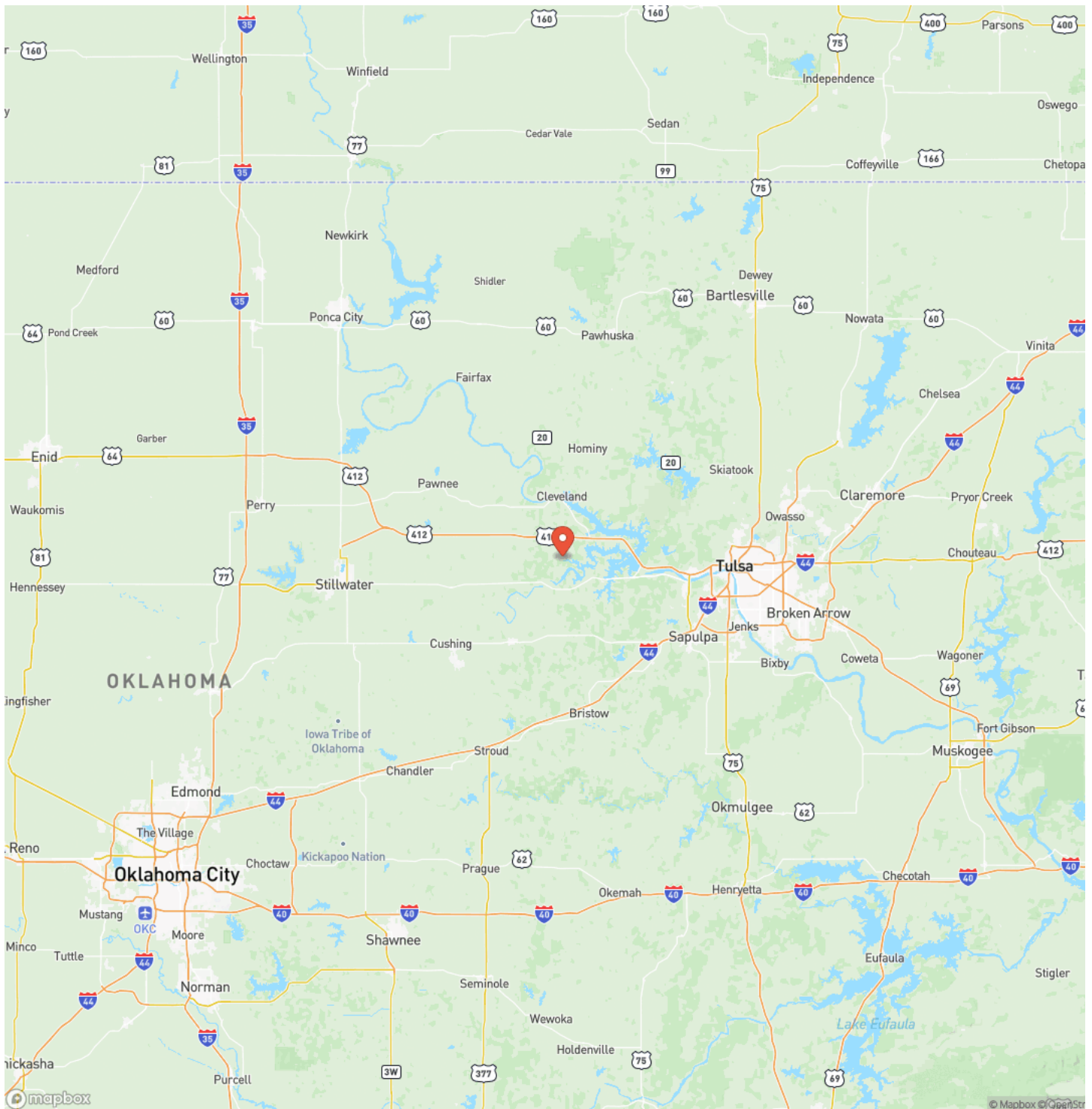
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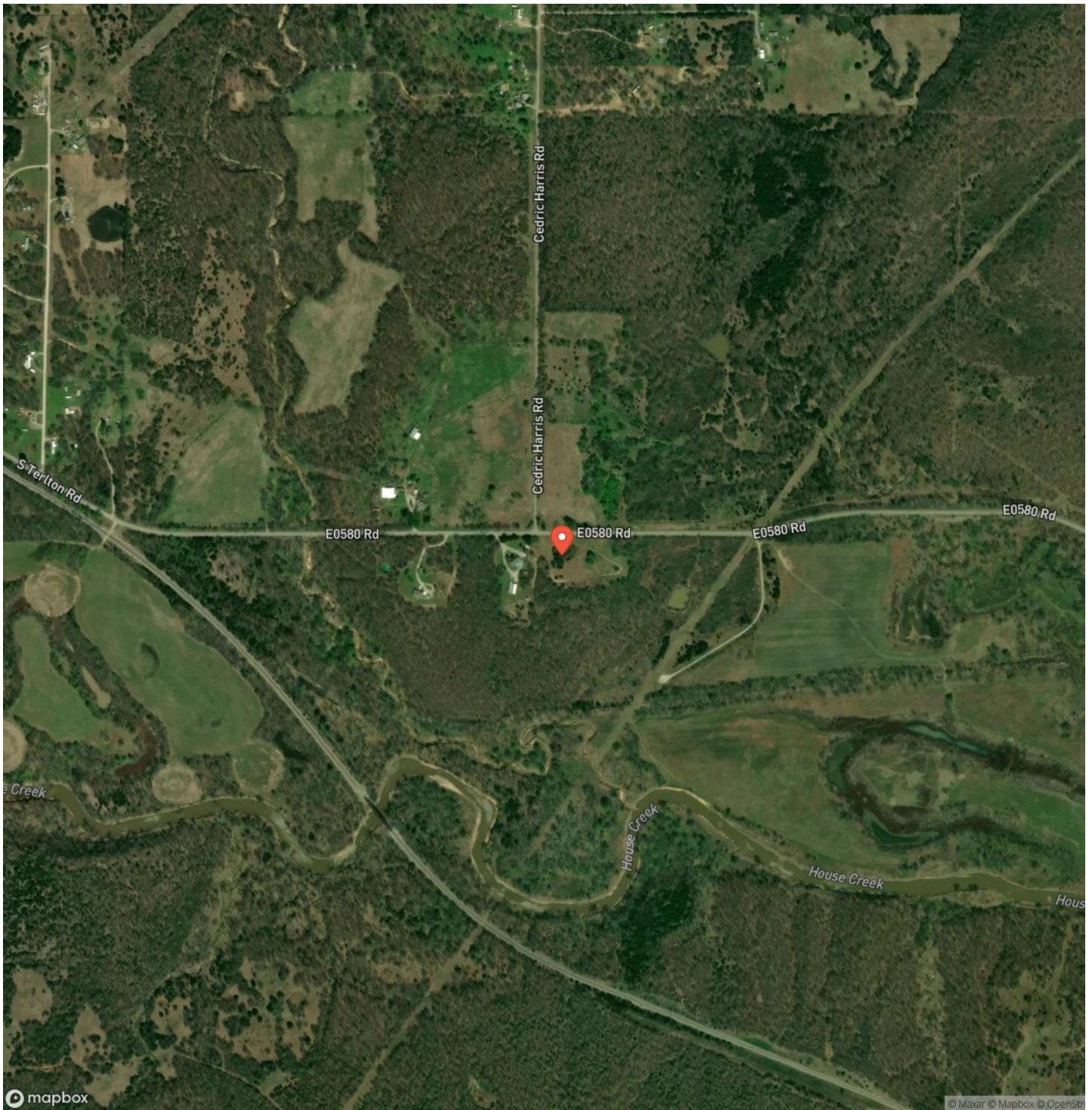
Locator Map



Locator Map



Satellite Map



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Terlton, OK / Pawnee County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

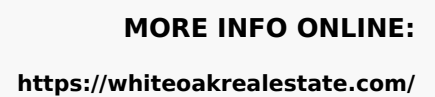


WHITE OAK
REAL ESTATE GROUP

MORE INFO ONLINE:

<https://whiteoakrealestate.com/>

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.



DISCLAIMERS

Boundary lines are approximate and for illustrative purposes only. No representation or warranty is made as to accuracy. Buyer to verify all boundaries by independent survey



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