

McClain County Home Site
S County Line Ave
Blanchard, OK 73010

\$131,250
7.5± Acres
McClain County



McClain County Home Site
Blanchard, OK / McClain County

SUMMARY

Address

S County Line Ave null

City, State Zip

Blanchard, OK 73010

County

McClain County

Type

Lot, Undeveloped Land

Latitude / Longitude

35.110726 / -97.670426

Acreage

7.5

Price

\$131,250

Property Website

<https://greatplainslandcompany.com/detail/mcclain-county-home-site/mcclain/oklahoma/111229/>



PROPERTY DESCRIPTION

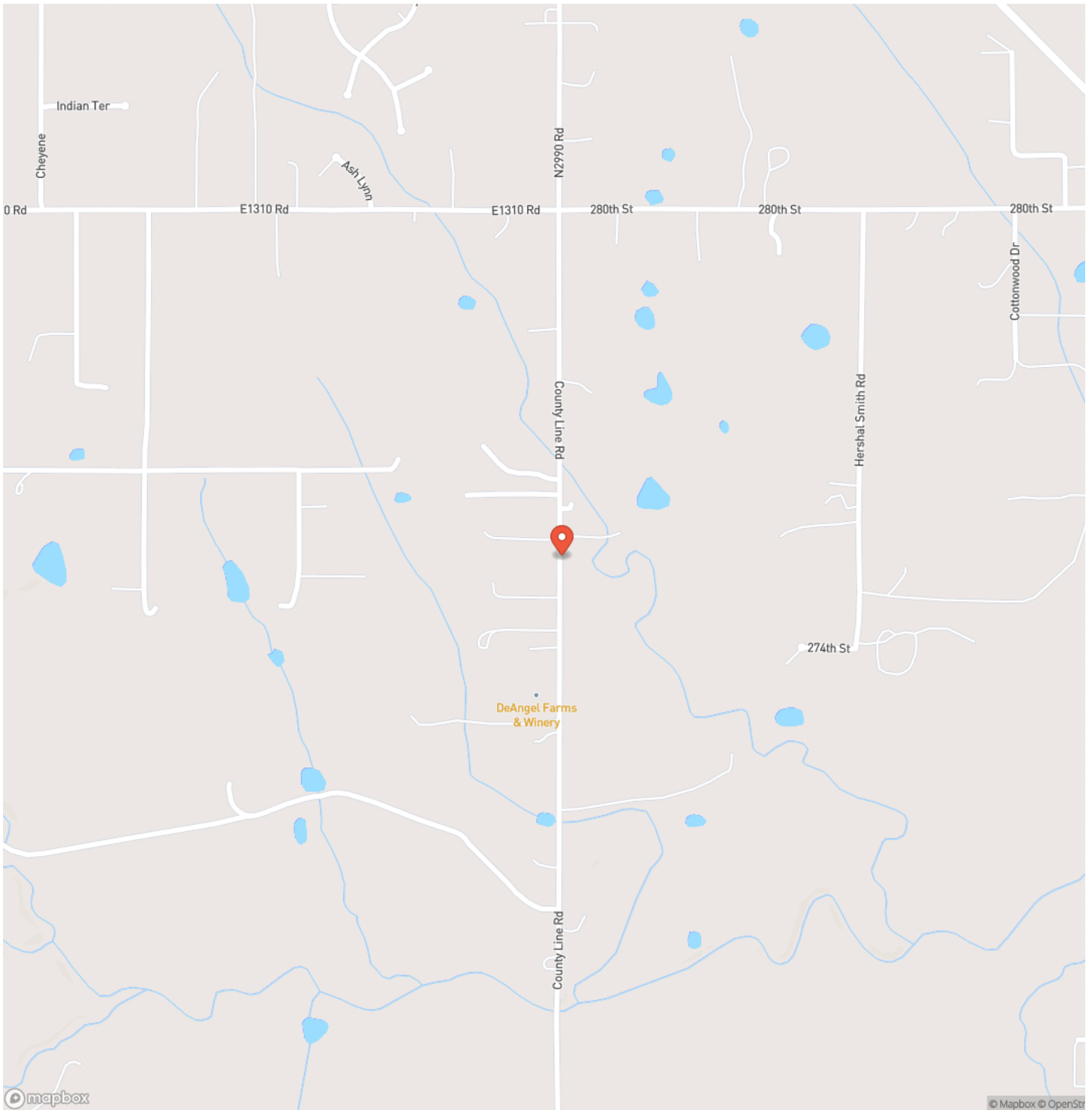
Build your dream home on this beautiful 7.5± acre property for sale in McClain County, Oklahoma, just one mile south of Blanchard. This exceptional homesite offers the perfect blend of mature hardwood timber, live water, privacy, and convenience, making it an ideal choice for anyone searching for McClain County land for sale, land for sale near Blanchard, small acreage in Oklahoma, or a peaceful country property with easy access to town. As you enter the property from County Line Avenue, you'll immediately notice the established driveway leading into the tract. Three professionally installed creek crossings provide convenient access across the live creek that meanders through the front portion of the property, creating both functionality and scenic beauty. Towering mature hardwoods line the drive, leading to a spacious cleared homesite tucked away from the road, offering an ideal location to build a custom home, barndominium, or country retreat. The live creek is one of the property's standout features, providing year-round beauty while creating exceptional wildlife habitat. Deer and other native wildlife are frequent visitors, making this an outstanding property for nature lovers and anyone looking for Oklahoma land with a creek. Whether you're planning to build your forever home or invest in a scenic recreational property, this tract offers a rare combination of natural beauty and everyday convenience. With blacktop frontage on County Line Avenue and a location just one mile south of Blanchard, you'll enjoy the privacy of rural living while remaining close to schools, restaurants, shopping, and other everyday amenities. Norman is approximately 25 minutes away, and downtown Oklahoma City is only about 40 minutes from the property, making this an excellent option for buyers looking for acreage near Norman, land near Oklahoma City, or a quiet country homesite with an easy commute. Properties featuring mature timber, a live creek, established driveway improvements, and a cleared build site in this location are becoming increasingly difficult to find. Whether you're searching for a future homesite, a weekend getaway, or an investment in McClain County acreage, this property is ready for your vision.

For more information or to schedule your private showing, contact Jordan Phillips at [405-664-5800](tel:405-664-5800).

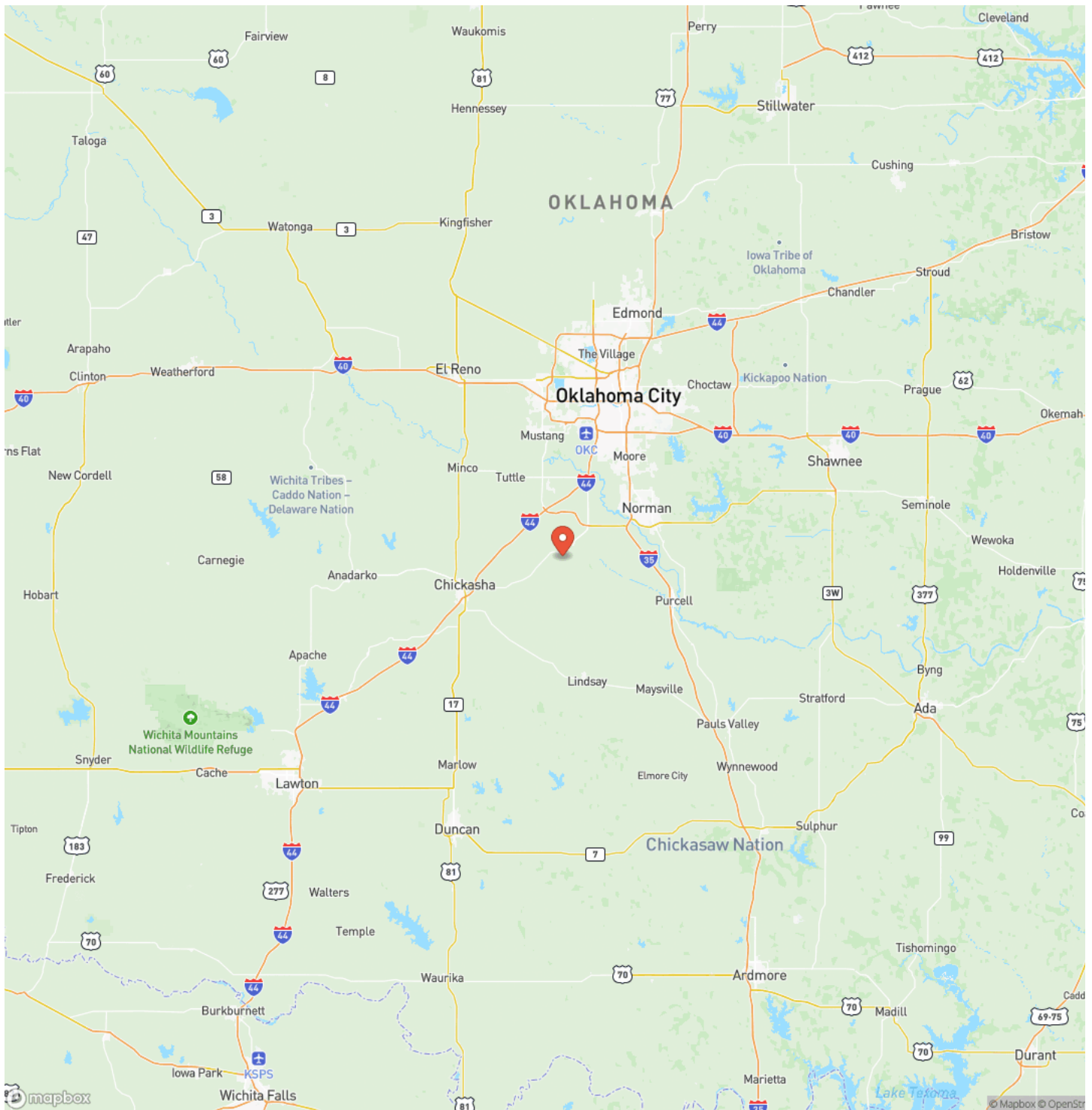
McClain County Home Site
Blanchard, OK / McClain County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jordan Phillips

Mobile

(405) 664-5800

Email

jordan@greatplains.land

Address

City / State / Zip

Oklahoma City, OK 73102

NOTES

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.

[illegible]

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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