

**64+/- Acres with multiple Ponds & Prime Homesite
Potential!**
N 3360 Rd
Mcloud, OK 74851

\$479,000
64± Acres
Lincoln County



64+/- Acres with multiple Ponds & Prime Homesite Potential!
Mcloud, OK / Lincoln County

SUMMARY

Address

N 3360 Rd null

City, State Zip

Mcloud, OK 74851

County

Lincoln County

Type

Farms, Horse Property, Recreational Land, Undeveloped Land

Latitude / Longitude

35.544963 / -97.018766

Acreage

64

Price

\$479,000

Property Website

<https://greatplainslandcompany.com/detail/64-acres-with-multiple-ponds-prime-homesite-potential-/lincoln/oklahoma/111210/>



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PROPERTY DESCRIPTION

Situated just south of Wellston just off highway 177 this 64+/- acre tract offers an ideal homesite with excellent access to major highways and Whiterock Elementary school just around the corner. The rolling countryside provides a picturesque setting, perfect for building your dream home or starting a new homestead.

The property features rolling meadow views with mature oaks and pecans dotting the property and lining the seasonal creeks. A very unique feature to this property is the 20 seasonal ponds along with 2 year round ponds. The vast water resources for enjoyment and livestock really sets this property apart from most. Road frontage on the east side creates the opportunity to have multiple entrances to your new home or pastures for livestock. There is subtle elevation change as you enter the property working west to the highest point of the property. Centrally located on the property is an ideal spot to place a new home overlooking the ponds and countryside. Electric is available at the road, and the area is known for good producing water wells. Barbwire fence lines the county road, along the south, and also the west boundary.

If you've been searching for a rural property with great access this one deserves a look.

Looking for more acreage? This property is part of a larger offering! Ask about purchasing adjoining land to build a larger acreage package.

Call Jackson Greene today at [405-503-0878](tel:405-503-0878)

Co-listed with Blake Merritt at [405-317-8670](tel:405-317-8670)

Nearby towns and major highways:

- Wellston - 15 minutes
- Chandler - 20 minutes
- Shawnee - 25 minutes
- Edmond / OKC / Midwest City - 40 minutes
- Highway 177 - 1.5 miles
- Highway 62 - 4 miles
- Route 66 - 10.5 miles
- Turner Turnpike (I-44) 12.5 miles
- I-40 - 12.5 miles

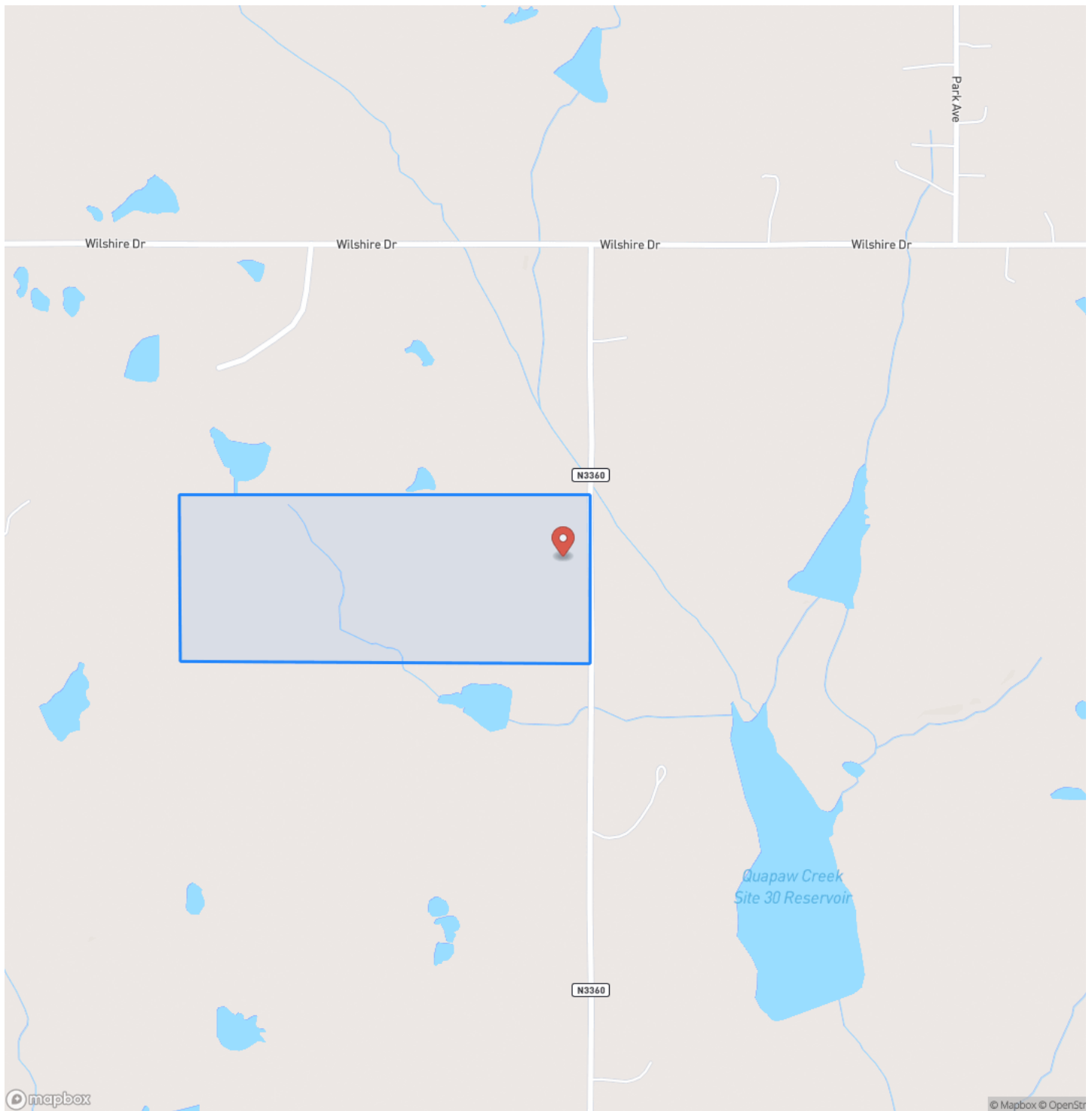


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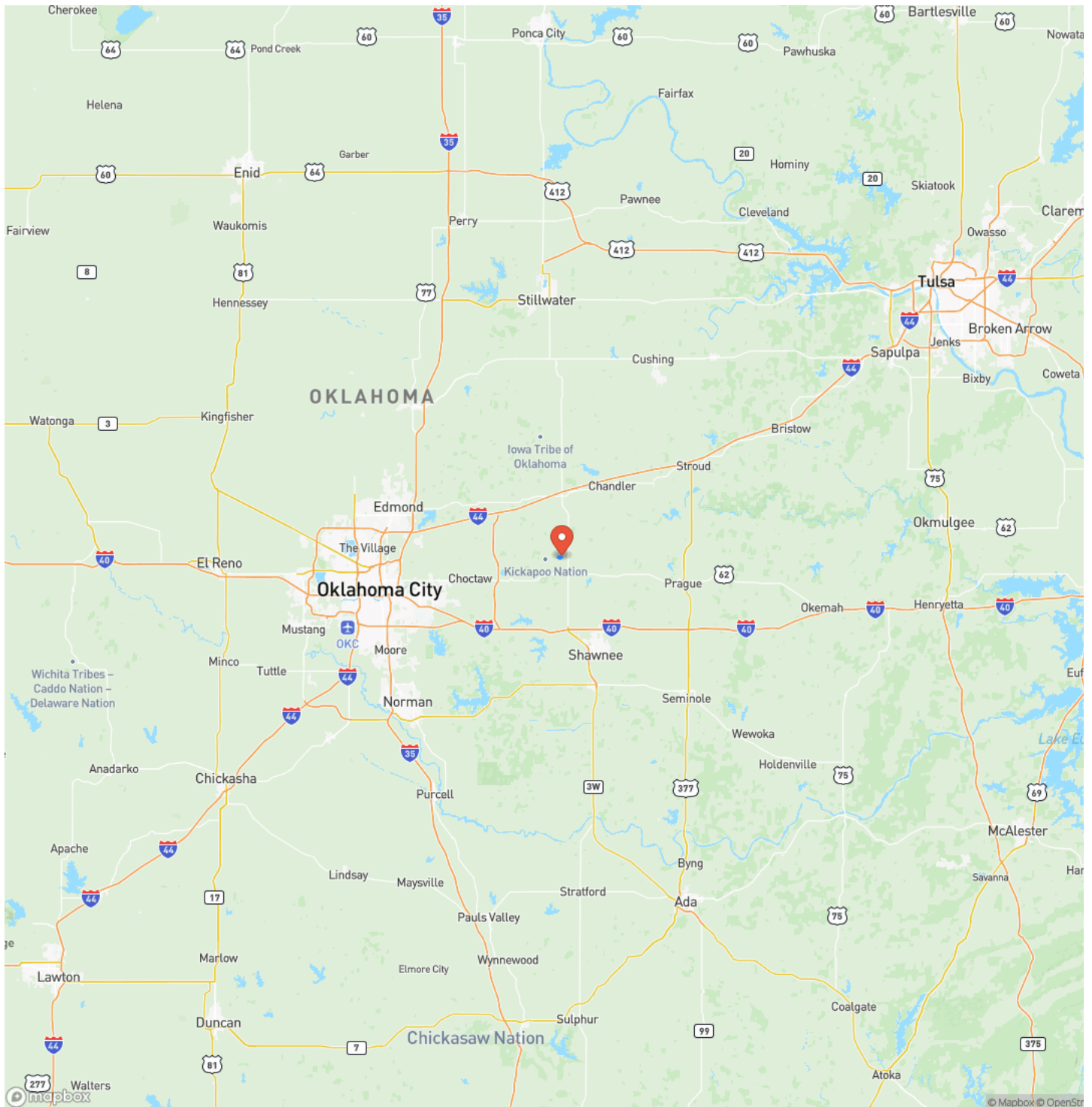
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Locator Map



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Locator Map



64+/- Acres with multiple Ponds & Prime Homesite Potential!
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Satellite Map



Mcloud, OK / Lincoln County

For more information contact:



Jackson Greene

(405) 503-0878

Jackson@greatplains.land

501 North Walker Avenue

Oklahoma City, OK 73102-1622

NOTES



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

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.



Great Plains Land Company
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Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

