

**70+/- Acres with option to divide into smaller parcels of
Prime Oklahoma Land – Build, Ranch, or Retreat!**
Shawnee
Shawnee, OK 74855

\$875,000
70± Acres
Pottawatomie County



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Shawnee, OK / Pottawatomie County

SUMMARY

Address

Shawnee

City, State Zip

Shawnee, OK 74855

County

Pottawatomie County

Type

Undeveloped Land, Recreational Land, Ranches

Latitude / Longitude

35.447558 / -96.85772

Acreage

70

Price

\$875,000

Property Website

<https://clearchoicera.com/property/70-acres-with-option-to-divide-into-smaller-parcels-of-prime-oklahoma-land-build-ranch-or-retreat-pottawatomie-oklahoma/85850/>



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PROPERTY DESCRIPTION

70+/- Acres of Prime Oklahoma Land – Build, Ranch, or Retreat!

Location: Pottawatomie County, near Meeker, OK

Acreage: 70+/- acres (option to divide into smaller parcels)

Welcome to your slice of Oklahoma paradise! This exceptional **70-acre property** near Meeker offers the ideal combination of **rural tranquility** and **modern convenience**, with easy access to Shawnee (15 min), Oklahoma City (45 min), and Tulsa (1.5 hrs).

Whether you're looking to **build your dream home**, establish a **working ranch**, or create the perfect **weekend getaway**, this land checks every box.

Property Features:

- **Paved road access**
- **Utilities available at the road**
- **Newer barbed wire fencing** with **all-steel corners and gates**
- **Steel pipe entryways** at multiple access points
- **20' x 60' lean-to barn** with water and power
- **40' x 60' steel pipe corrals** — ideal for cattle or horses
- **Bermuda and native grasses** for grazing
- **Mature hardwood trees** throughout
- **Large pond** supports wildlife and livestock
- **Multiple potential home sites** with **stunning views**
- **Abundant wildlife** for recreation and hunting
-

peaceful mornings, wide open skies, and the natural beauty of Oklahoma all around you. This land offers endless possibilities—build your **dream ranch**, develop for **recreational use**, or simply enjoy the **serenity of rural living** just a short drive from city amenities.

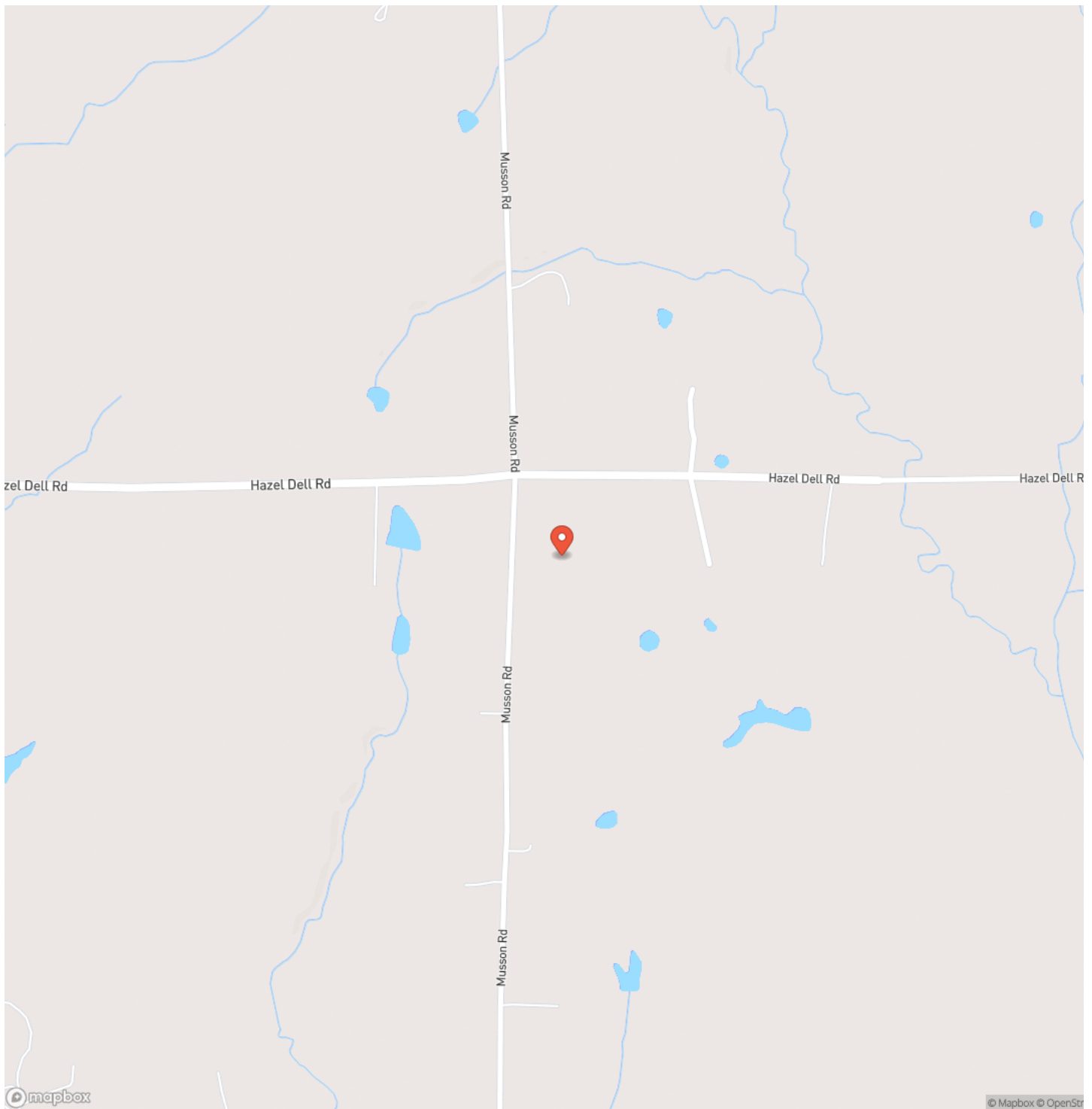
Don't miss this rare opportunity to own a versatile and scenic piece of Oklahoma land. Whether you're looking to **live, farm, or play**, this property is ready to welcome you.

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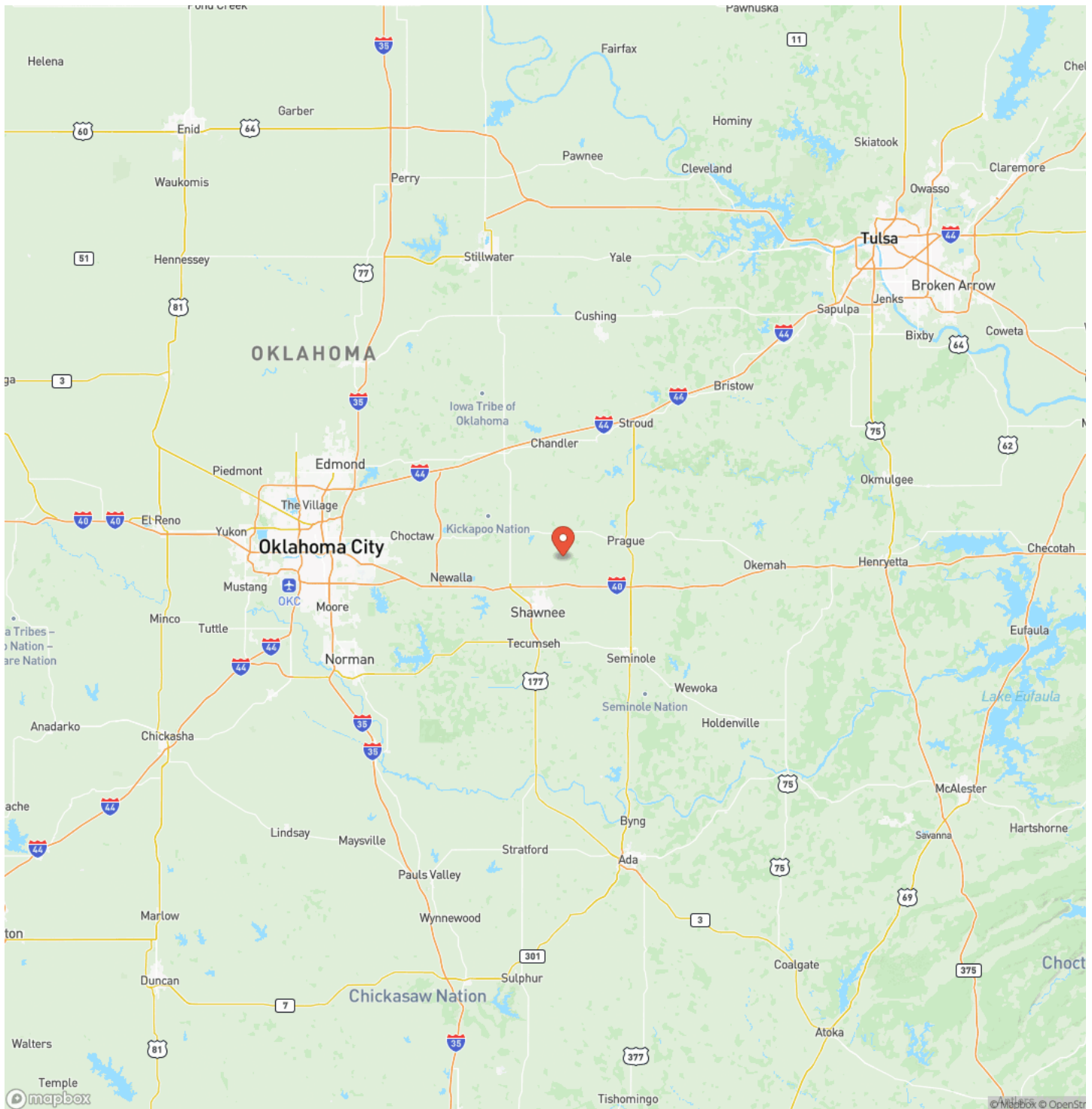
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Locator Map



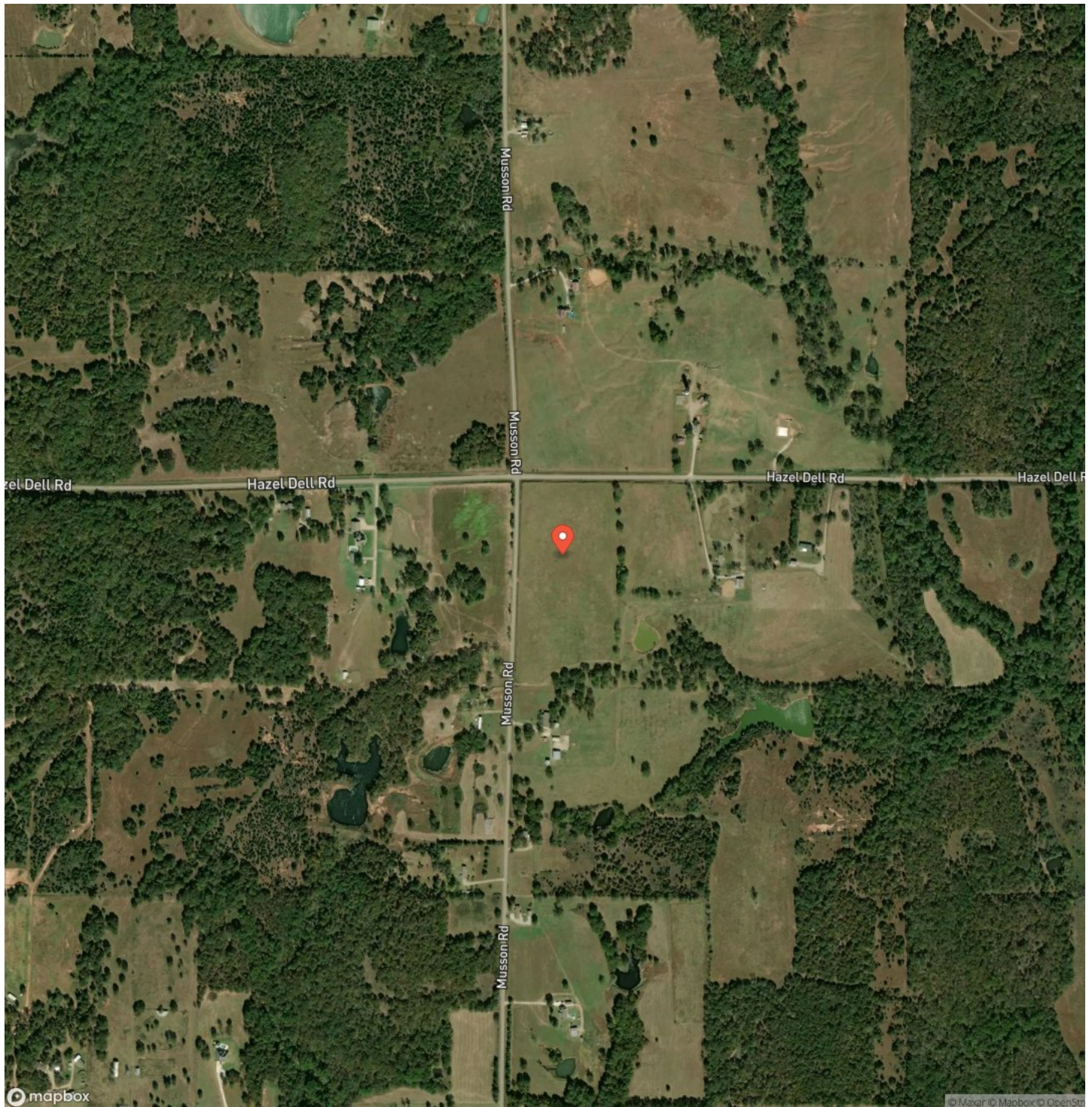
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Eric Lynch

Mobile

(405) 203-8353

Email

eric@clearchoicera.com

Address

City / State / Zip

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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