

MIDWEST LAND GROUP PRESENTS

25 ACRES IN

LINCOLN COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

SCENIC ACREAGE WITH DIVERSE TOPOGRAPHY AND PRIVATE POND

Experience the perfect blend of open spaces and wooded areas on this stunning property, featuring diverse topography and an array of natural attractions. This land offers an idyllic setting for building your dream home or creating a private retreat, with breathtaking views from any direction. Enjoy serene moments by your private pond, ideal for relaxation and recreation. A wet-weather creek adds to the natural charm and enhances the landscape with a picturesque water feature.

The property is fully fenced on the north property line and partially fenced on the west boundary, providing security and clear demarcation. Design your custom entrance off of 90th Road, or the seller may consider a shared driveway and easement to the property off of

North 3410 Road. Electric and natural gas are available nearby for easy connection. Rural water is not available at this time, allowing for alternative water solutions such as a well.

The property is conveniently located less than 5 miles from I-44/Turner Turnpike, 45 minutes from Oklahoma City, and 1 hour from Tulsa. Local attractions and activities are nearby as well! Bell Cow Lake is only 2 miles away, and the Museum of Pioneer History is only 5.5 miles away. This property offers a unique combination of convenience and seclusion, making it an ideal choice for those seeking a peaceful retreat with easy access to major urban centers. Don't miss the opportunity to own this beautiful and versatile piece of land!



PROPERTY FEATURES

PRICE: **\$130,000** | COUNTY: **LINCOLN** | STATE: **OKLAHOMA** | ACRES: **25**

- Prime building locations
- Mature timber
- Electric and natural gas are available
- Private pond
- Wet-weather creek
- Custom entrance options
- 45 minutes from Oklahoma City
- 1 hour from Tulsa
- 2 miles from Bell Cow Lake
- 5.5 miles from the Museum of Pioneer History
- 5 miles from I-44/Turner Turnpike



PRIME BUILDING LOCATIONS

This land offers an idyllic setting for building your dream home or creating a private retreat, with breathtaking views from any direction.



WET-WEATHER CREEK



PRIVATE POND

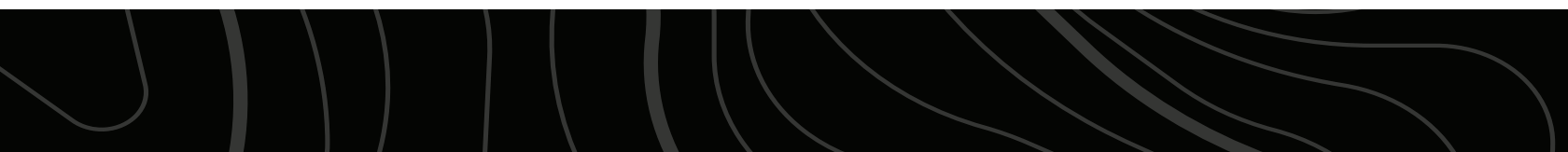


SECURITY AND CLEAR DEMARCATION

The property is fully fenced on the north property line and partially fenced on the west boundary, providing security and clear demarcation.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 35° 42' 43.76, -96° 55' 53.76



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

1-14N-3E
Lincoln County
Oklahoma



8/7/2024

Field borders provided by Farm Service Agency as of 5/21/2008

TOPOGRAPHY MAP



©2024 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
 Interval(ft): 10.0
 Min: 905.4
 Max: 977.1
 Range: 71.7
 Average: 948.5
 Standard Deviation: 16.83 ft

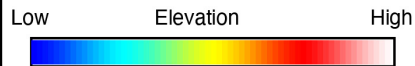
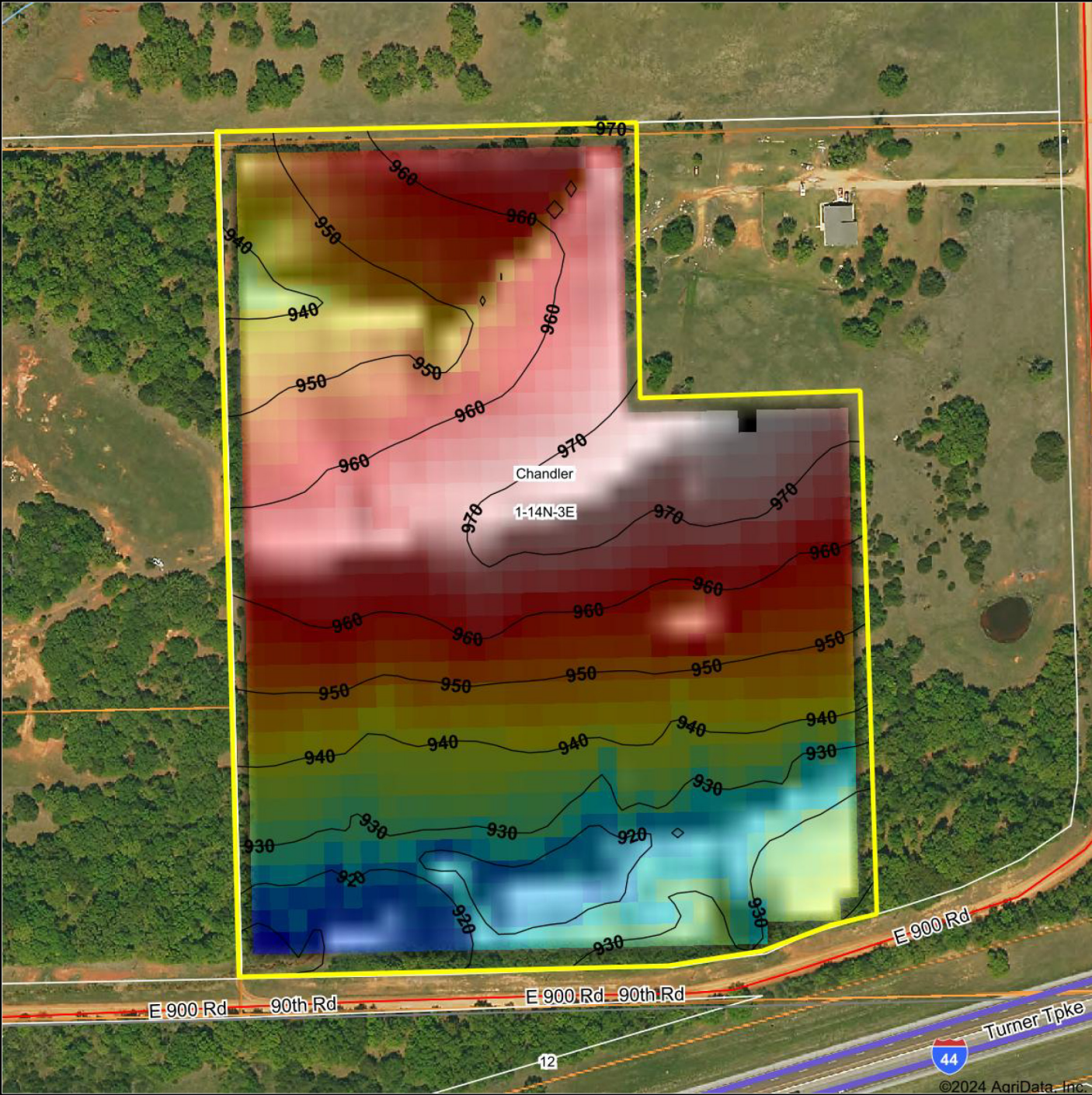


8/7/2024

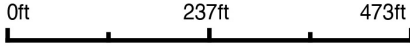
1-14N-3E
Lincoln County
Oklahoma

Boundary Center: 35° 42' 43.76, -96° 55' 53.76

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 905.4
 Max: 977.1
 Range: 71.7
 Average: 948.5
 Standard Deviation: 16.83 ft



8/7/2024

1-14N-3E
Lincoln County
Oklahoma

Boundary Center: 35° 42' 43.76, -96° 55' 53.76

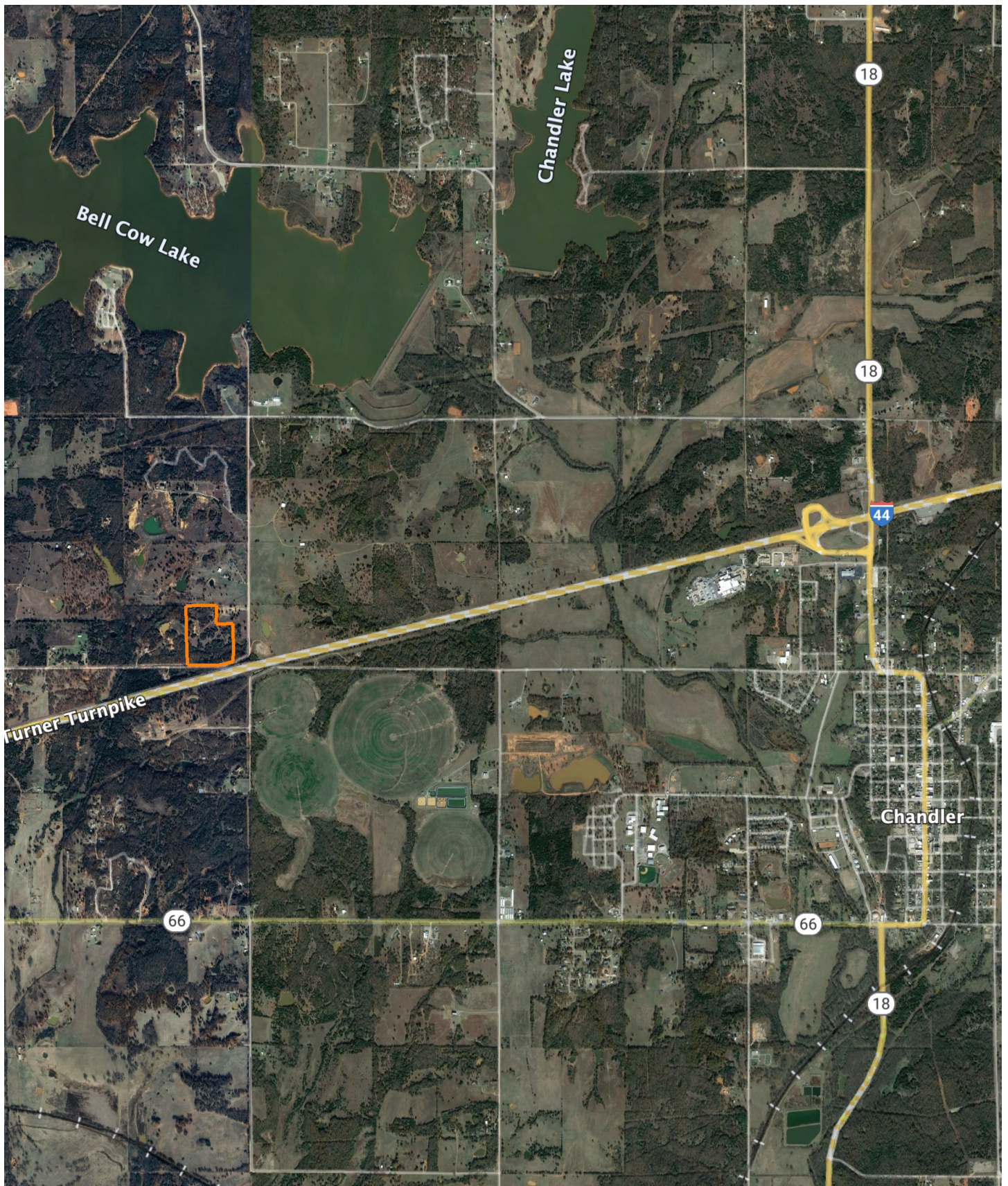
Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

©2024 AgriData, Inc.

OVERVIEW MAP



AGENT CONTACT

Lauren's journey to land sales stems from her deep-rooted connection to rural life. Born in Woodstock, Illinois, and raised in Claremore, Oklahoma, she spent her days surrounded by nature, camping, boating, and tending to horses and cattle. Her passion for the outdoors led her to pursue a career in helping others achieve their dreams of land ownership.

With over three decades of dedicated experience in sales and customer service, Lauren brings a wealth of expertise to every land transaction. Her journey from landowner to cattle rancher has equipped her with firsthand knowledge of the challenges and rewards of land ownership, ensuring that she approaches every client's needs with empathy and insight. As an active member of the Rogers County Cattleman's Association, Lauren is deeply embedded in the local community and understands the nuances of Oklahoma's land market like few others.

What sets Lauren apart is her comprehensive approach to land sales. Whether it's finding the perfect property or managing ranching endeavors, Lauren's knowledge, contacts, and unwavering passion make her the go-to choice for buyers and sellers alike. With Lauren McDonald, you're not just getting a land agent – you're gaining a trusted partner dedicated to bringing your land aspirations to life.



LAUREN MCDONALD

LAND AGENT

918.928.3345

LMcDonald@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.