

LAND FOR SALE

# RURAL TRANQUILITY MEETS CITY CONVENIENCE ON 15 +/- BUILD-READY ACRES

COUNTY: **WASHINGTON**  
STATE: **OKLAHOMA**  
ACRES: **15**



## PROPERTY FEATURES

- Ideal for development with potential for multi-parcel subdivision
- Two seasonal ponds add natural appeal
- City utilities available: water, natural gas, electric, and fiber optic
- Freshly resurfaced Madison Boulevard frontage
- Multiple access options from Madison Boulevard or via Wisconsin Street
- Rural tranquility with city convenience
- Close to schools, colleges, shopping, dining, and services
- Under 5 miles from Bartlesville's historic downtown district
- 1 mile from Sooner Park and Adams Municipal Golf Course
- Less than 3 miles north of Highway 60
- Less than 1.5 miles east of Highway 75
- Additional land available

For more information, contact:

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