

MIDWEST LAND GROUP PRESENTS

160 ACRES IN

POTTAWATOMIE COUNTY OKLAHOMA

31141 RUSH ROAD, WANETTE, OKLAHOMA, 74878



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

UNLIMITED RECREATION: SCENIC, VERSATILE AND A HUNTER'S DREAM

Situated in the southern portion of Pottawatomie County, just miles from the Canadian River, this stunning 160 +/- acre property offers the perfect blend of natural beauty, recreational opportunity, and prime building potential. Featuring rolling Cross Timbers terrain with over 93 feet of elevation change, the land boasts a diverse mix of mature hardwoods, open meadows, and dense oak timber, creating a haven for wildlife and outdoor enthusiasts alike. With two ponds (1.1 and 0.45 acres) and a seasonal creek meandering for over half a mile, water is abundant, and strong water well production in the area ensures a reliable source for future development.

For the avid hunter, this property is a dream come true, providing excellent habitat for whitetail deer, wild turkey, and wild hogs. Several existing hunting locations are already established, and a network of UTV trails makes access across the land easy and enjoyable. Whether you're looking for a weekend retreat, a private hunting sanctuary, or the perfect place to build your dream

home, multiple potential build sites offer breathtaking views and privacy. With electric service available along 70% of the northern boundary and over 3/4 mile of gravel county road frontage, the groundwork is set for endless possibilities.

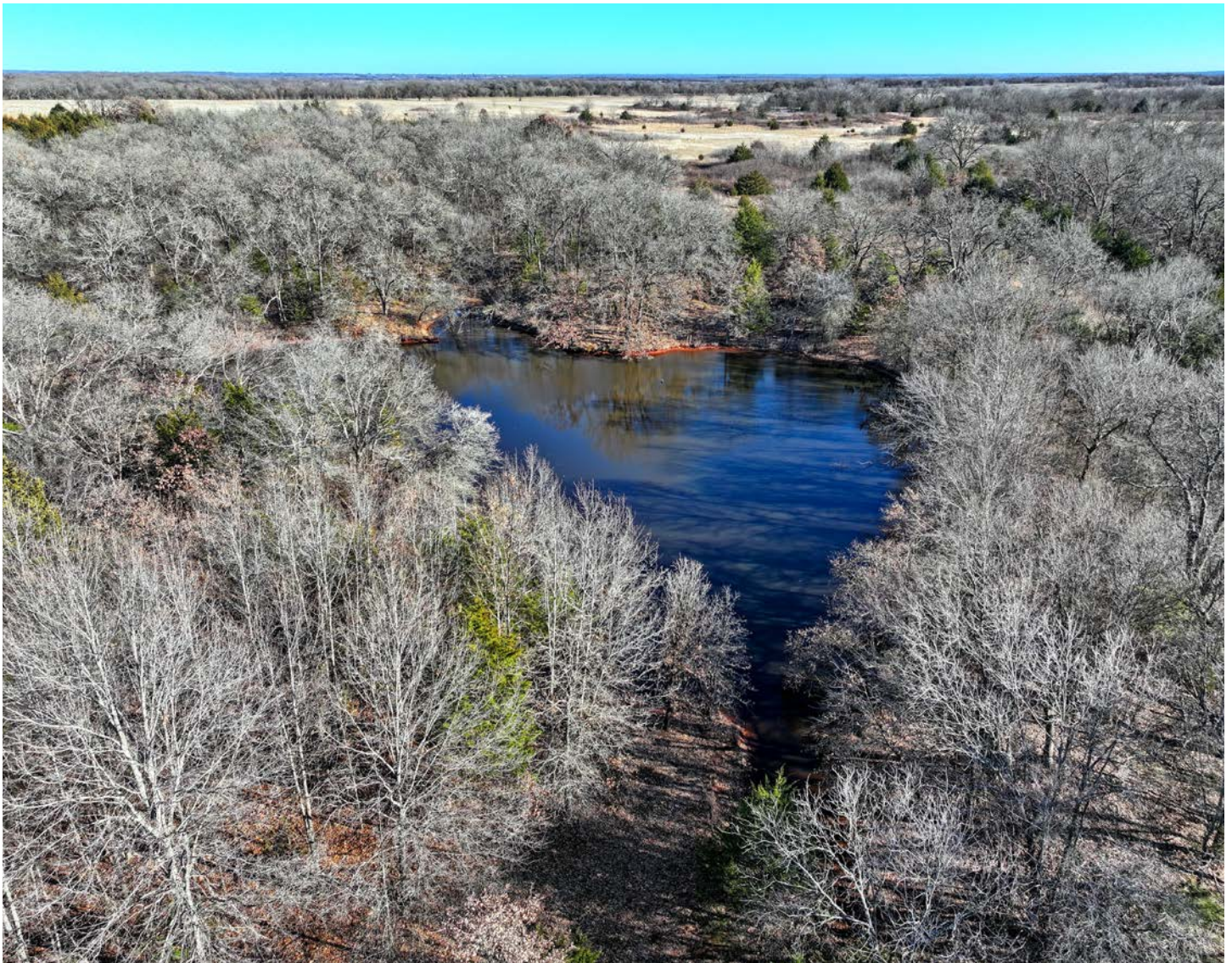
Conveniently located just 50 miles from Oklahoma City and 160 miles from the Dallas-Fort Worth metroplex, this property offers the ideal balance of seclusion and accessibility. The Wanette Public Schools serve the area, making this an excellent option for those looking to establish a permanent residence in a peaceful, rural setting. With approximately 41 inches of annual precipitation supporting a thriving ecosystem, this land presents a rare opportunity to own a versatile and scenic piece of Oklahoma. Don't miss out on the chance to make this incredible property your own! Contact Braden Pollard at (580) 222-5265 if you would like more information or to schedule a private tour.



PROPERTY FEATURES

PRICE: **\$632,000** | COUNTY: **POTTAWATOMIE** | STATE: **OKLAHOMA** | ACRES: **160**

- 160 +/- acres
- 1.1 and 0.45 acre ponds
- Over a 1/2 mile of seasonal creek
- Over 93' of elevation change (998' to 1,092')
- 3/4 mile of gravel county road frontage
- Electric available along 70% of the northern boundary
- Strong water well production in the immediate area
- UTV trails
- Whitetail deer, wild turkey, and wild hogs
- Rolling Cross Timbers and oak timber
- 60% mature hardwoods
- Approximately 41" of annual precipitation
- Multiple build sites
- Several existing hunting locations
- Excellent wildlife habitat
- Wanette Public Schools
- 50 miles to OKC
- 160 miles to DFW



POTENTIAL BUILD SITES

Whether you're looking for a weekend retreat, a private hunting sanctuary, or the perfect place to build your dream home, multiple potential build sites offer breathtaking views and privacy. With electric service available along 70% of the northern boundary and over 3/4 mile of gravel county road frontage, the groundwork is set for endless possibilities.



SEASONAL CREEK

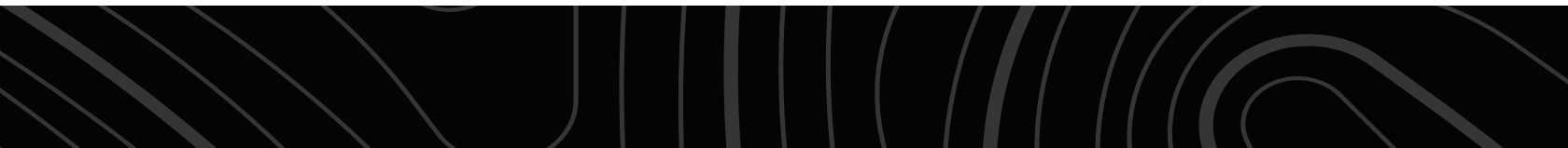


DIVERSE TIMBER MIX



HUNTING OPPORTUNITIES

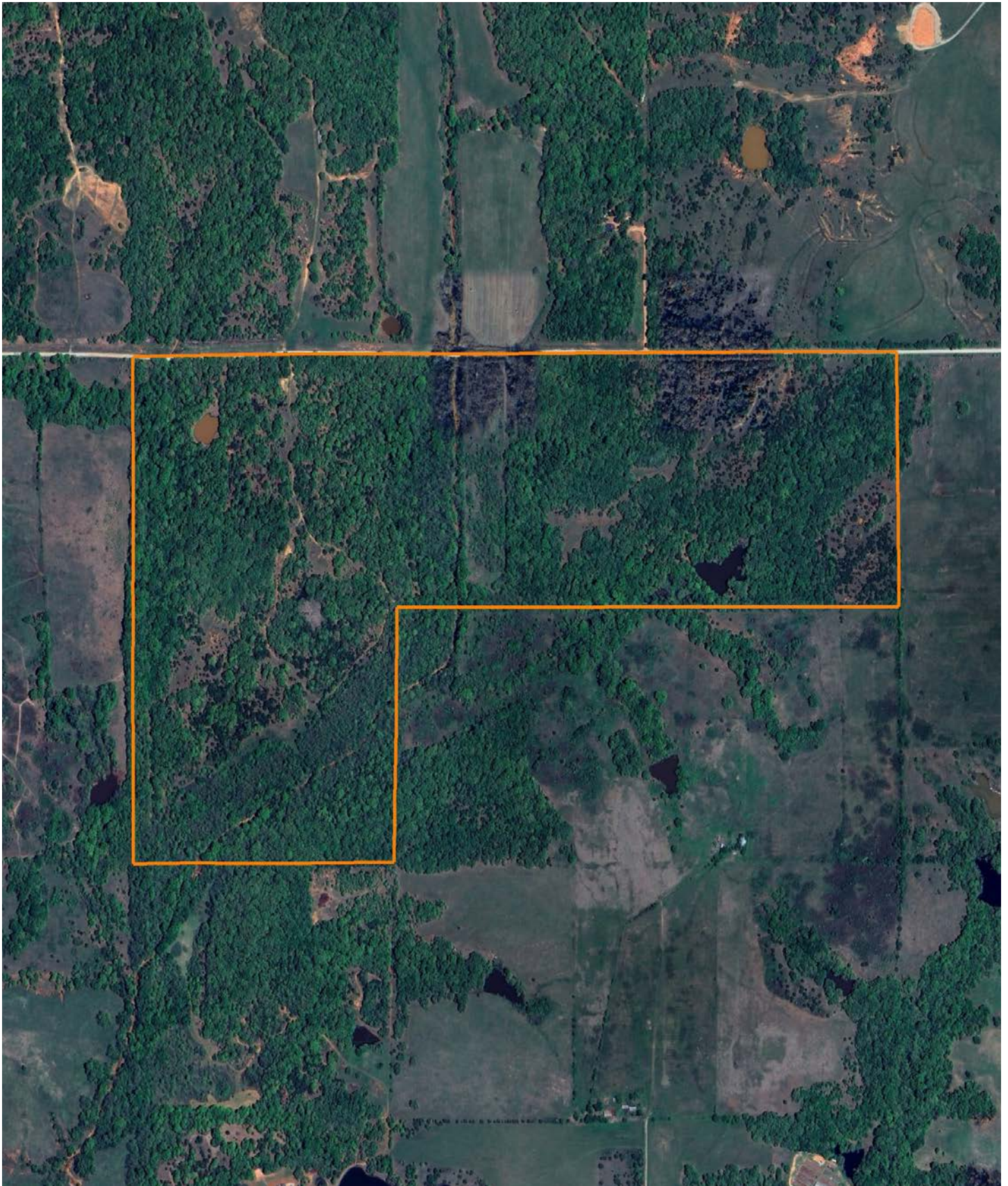
For the avid hunter, this property is a dream come true, providing excellent habitat for whitetail deer, wild turkey, and wild hogs. Several existing hunting locations are already established, and a network of UTV trails makes access across the land easy and enjoyable.



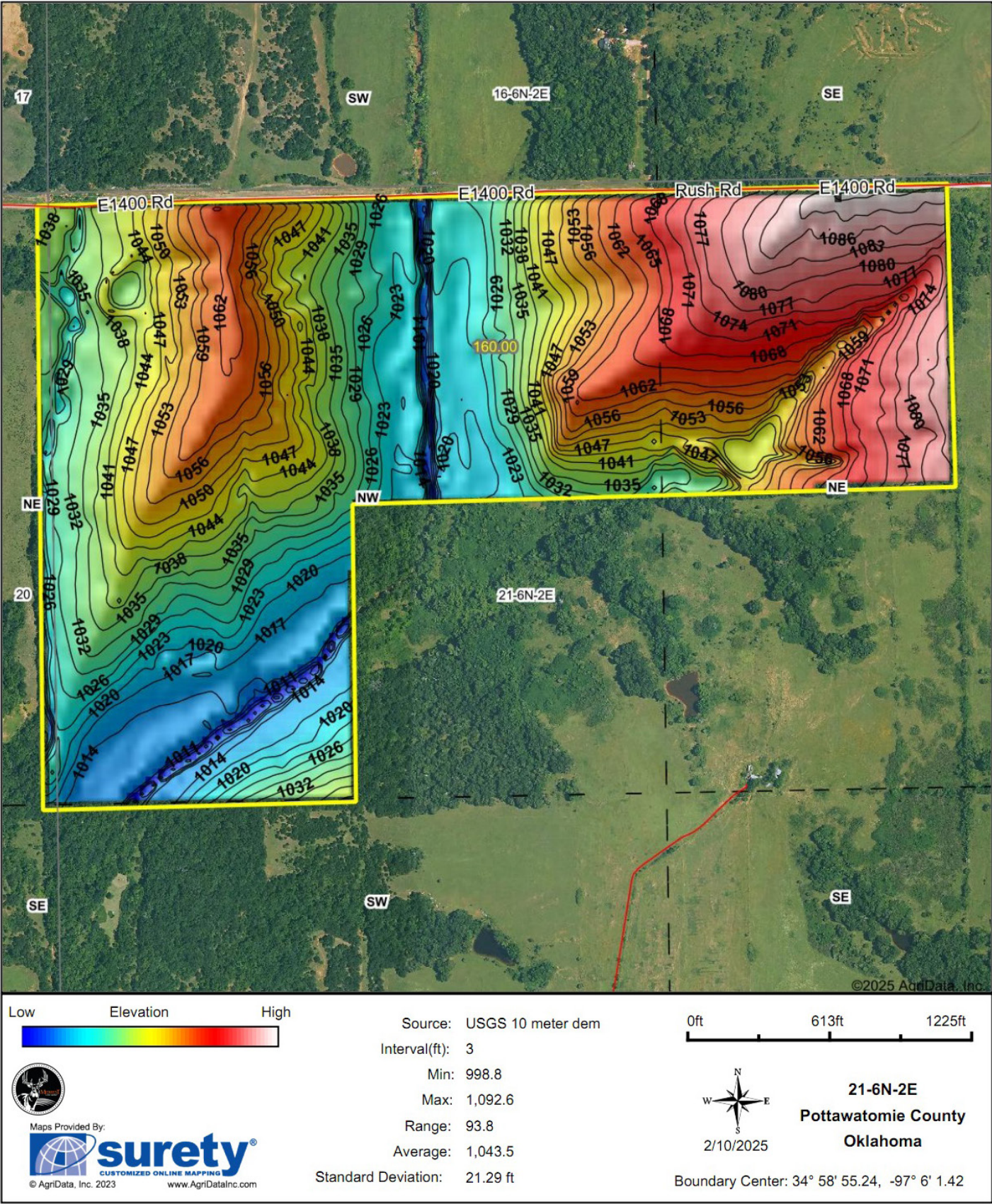
ADDITIONAL PHOTOS



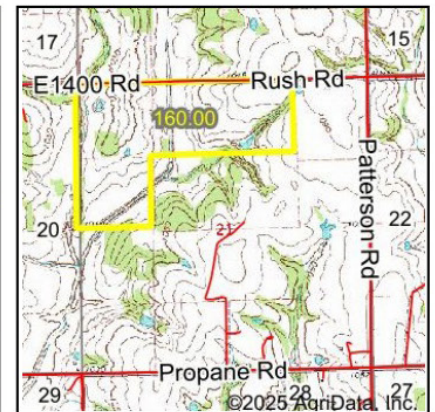
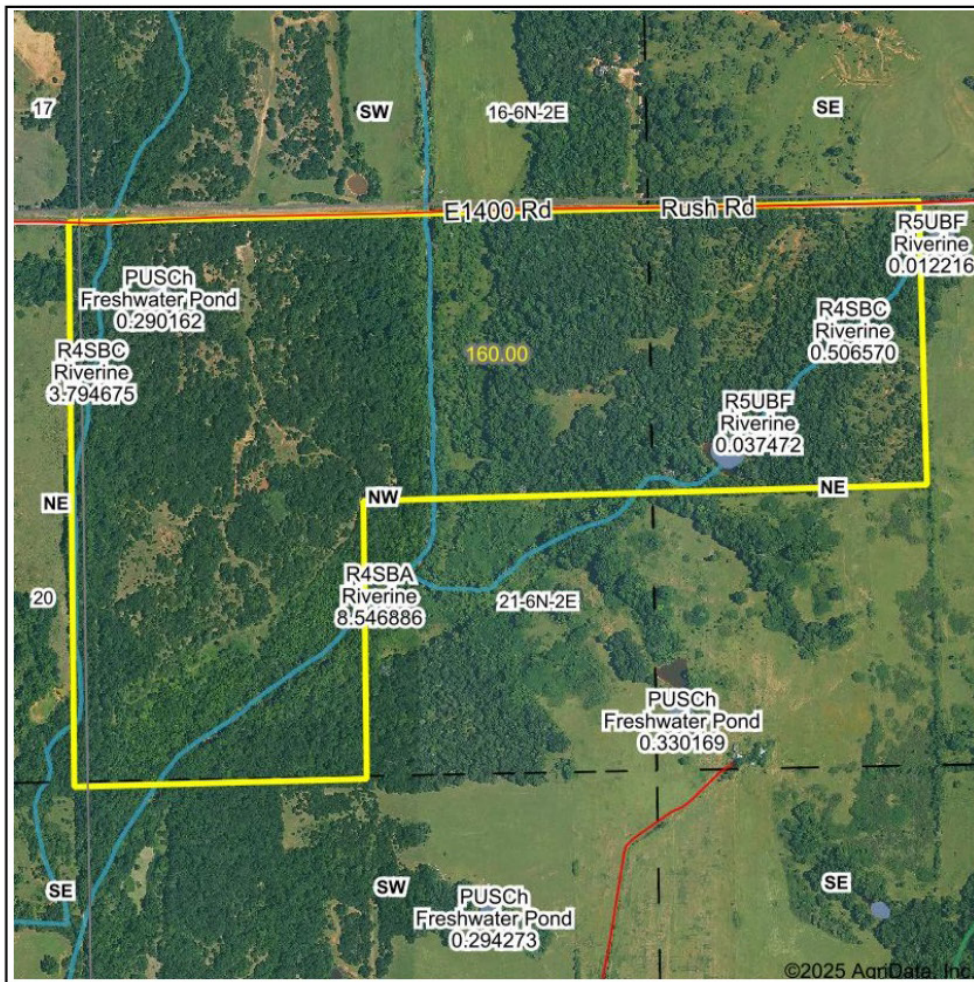
AERIAL MAP



HILLSHADE MAP



WETLANDS MAP



State: **Oklahoma**
 Location: **21-6N-2E**
 County: **Pottawatomie**
 Township: **Wanette-Asher**
 Date: **2/10/2025**



Maps Provided By:

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

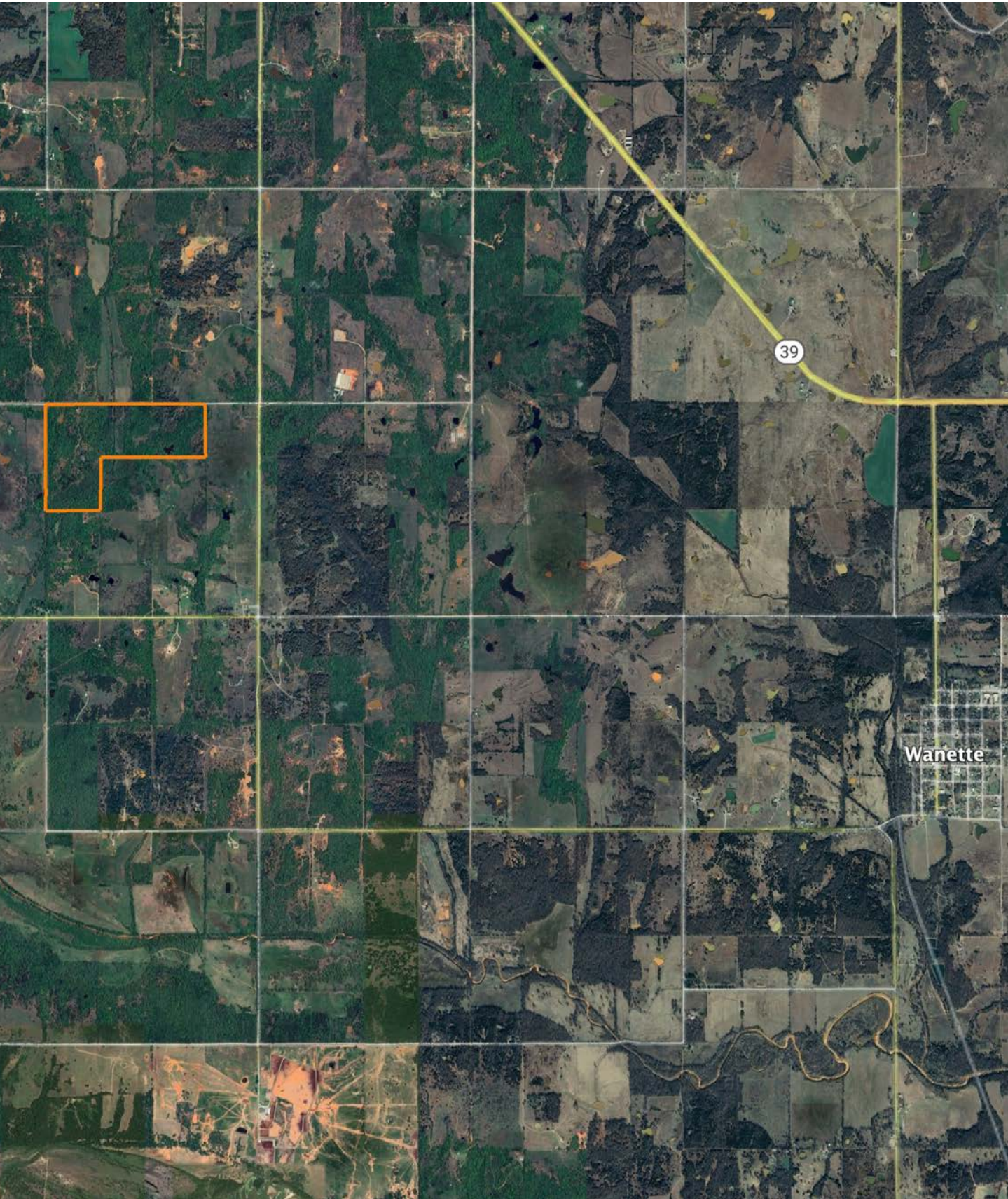


0ft 935ft 1869ft

Classification Code	Type	Acres
R4SBC	Riverine	1.57
R4SBA	Riverine	1.39
PUBFh	Freshwater Pond	0.54
PUSCh	Freshwater Pond	0.29
R5UBF	Riverine	0.05
Total Acres		3.84

Data Source: National Wetlands Inventory website. U.S. Dol, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

Braden Pollard has a great passion for land and the outdoors, something his clients easily relate to. He's seen land use from all sorts of different angles, from being the landowner to negotiating with them. He'll have you covered no matter buying or selling, regardless of what you're looking to achieve. Braden was born and raised in Ardmore, Oklahoma, a city that sits 90 miles from both Oklahoma City and the Dallas-Ft. Worth metroplex. After graduating from Ardmore High School, he went to the University of Oklahoma in Norman, OK, where he received his bachelor's degree. He spent over 12 years in the oil and gas industry, working up the ladder as a landman, project manager, land manager, and manager of corporate development.

At Midwest Land Group, he's able to utilize his passion for land and the great outdoors, while connecting buyers to sellers and vice versa. A lover of the land, Braden has been a hunting guide for many years, guiding deer, turkey and waterfowl hunts in southern Oklahoma. When he's not working, you might find him golfing, hunting, or spending time outdoors and with his family. Braden serves as a little league coach for his kids, sits on the Canadian County United Way Board of Directors, has guided for Stuart Ranch Outfitters, and is a Certified Oklahoma Abstractor. He lives in Piedmont with his wife Renee, son Easton, and daughter Scotty.



BRADEN POLLARD,

LAND AGENT

580.222.5265

BPollard@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.