## LAND FOR SALE

## 92.5 +/- ACRES OF ROLLING PASTURES & ENDLESS POSSIBILITIES IN WANETTE

PRICE: **\$410,000** COUNTY: **POTTAWATOMIE** STATE: **OKLAHOMA** ACRES: **92.5** 











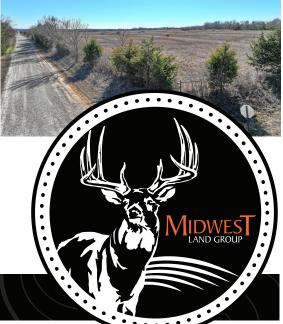
## **PROPERTY FEATURES**

- Two small ponds
- Over 64' of elevation change (1,025' to 1,089')
- 1/4 mile of blacktop county road frontage
- 1/2 mile of gravel county road frontage
- Electric available along entire eastern and northern boundary

- Strong water well production in immediate area
- Primarily native grass pasture
- Approximately 41" of annual precipitation
- Multiple build sites
- Excellent wildlife habitat

For more information, contact: **BRADEN POLLARD,** Land Agent **580.222.5265** | BPollard@MidwestLandGroup.com

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