

00048 S 4180 ROAD
CLAREMORE, OKLAHOMA

42.88± ACRES | ROGERS COUNTY | TWO PONDS & SPRING



JAMES STEED

918.284.5094

JAMES@G7RANCHES.COM

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WELCOME TO
00048 S 4180 ROAD

Forty-two acres of rolling Rogers County ground, set a half mile back from the pavement and just minutes from Oologah Lake. This 42.88± acre tract pairs healthy native grasses and stands of timber with a genuine sense of privacy once you are on the ground — and it sits only 12 miles from downtown Claremore. Close enough for an easy commute, far enough to feel like your own piece of Oklahoma.



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THE WATER

Water is where this land earns its keep. Two ponds and a natural spring bring real value to the property — for cattle and horses, for the wildlife that follows the water, and for the quiet evenings that are the reason to own land in the first place. And with Oologah Lake just minutes away, there is no shortage of water to enjoy beyond the fence line, either.



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THE LAND

The tract rolls gently through native grass and open pasture, edged and broken by timber, with favorable building contours for the home site you have in mind. Full perimeter fencing means it is ready from day one.

- Two ponds and a natural spring
- Full perimeter fencing — cattle, horses and livestock permitted
- Healthy native grasses on rolling terrain
- Favorable building contours for a home site
- Paved road frontage and a half-mile owned access drive
- Rural water and electric available at the road
- Zoned AG | No minerals convey



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THE APPROACH

A half mile of your own road

A paved road brings you to the gate, and a half-mile owned access drive carries you the rest of the way — leaving the traffic, and the neighbors, well behind. Rural water and electric are both available at the road, so the practical work of building out is already within reach.



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THE BOUNDARY



Approximate Boundary



Approximate Boundary



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FRONTAGE & ACCESS



Road Frontage & Entrance



The Half-Mile Access Drive
Boundary lines shown are approximate.



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AERIAL & CONTOUR



Aerial Map



Contour Map



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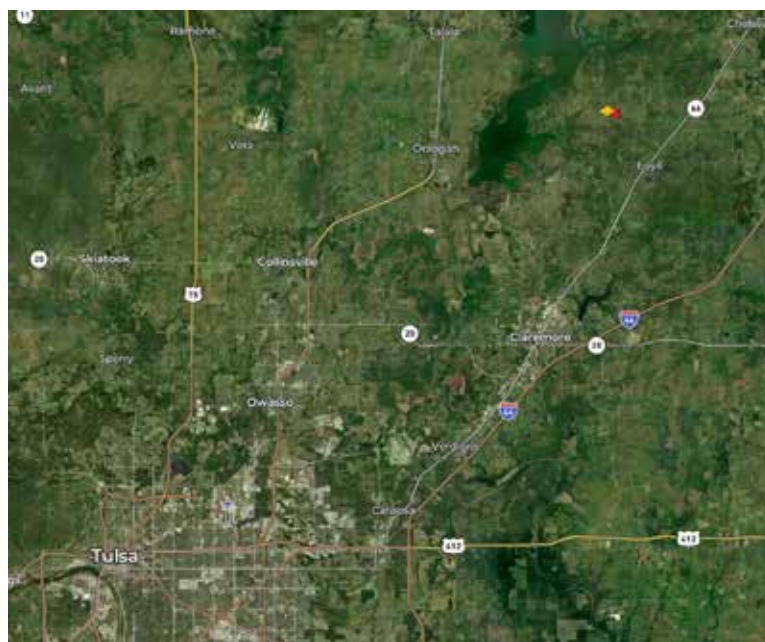
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SOILS & LOCATION



Soils Map



Location Map



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THE LOCATION

Set in a growing corridor between Claremore, Owasso, and Collinsville, this is clean, usable land zoned AG, with room for whatever comes next.

42.88± ACRES
ROGERS COUNTY, OKLAHOMA

12 MILES
TO DOWNTOWN CLAREMORE

MINUTES
FROM OOLOGAH LAKE



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PROPERTY DETAILS

ACREAGE

42.88± acres

COUNTY

Rogers County, Oklahoma

ZONING

AG — Agricultural

MINERALS

None convey

SCHOOL DISTRICT

Claremore Public Schools

MLS NUMBER

2634781

ACCESS

Paved road frontage, half-mile owned drive

WATER

Two ponds and a natural spring

UTILITIES

Rural water and electric available at the road

FENCING

Full perimeter, barbed wire

LIVESTOCK

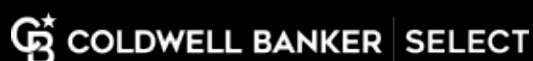
Cattle, horses and livestock allowed

PARCEL NUMBER

660100101

LEGAL DESCRIPTION

The Northwest Quarter of the Southeast Quarter (NW/4 SE/4) and the North 47.5 feet of the Southwest Quarter (SW/4) in Section 13, Township 23 North, Range 16 East of the Indian Base and Meridian, Rogers County, State of Oklahoma, according to the U.S. Government Survey thereof.



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The G7 Group | Coldwell Banker Select

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DIRECTIONS

From the Highway 66 exit at E 380 Road, head west on E 380 Road to S 4180 Road. Turn north on S 4180 Road and continue to the property entrance on the east side of the road. Follow the half-mile private drive east to the 42.88± acre tract.



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THE LIFESTYLE. THE LAND. THE LEGACY.

*BUYING AND SELLING THE MIDWEST'S FINEST RANCHES,
RURAL HOMES, FARMS, AND LAKE PROPERTIES*

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