

# Cross Property 360 Property View

## SW Creek Crossing Trail, Blanchard, Oklahoma 73010

Listing



### Vacant Land

MLS#: **1175660**  
 Address: **SW Creek Crossing Trail, Blanchard, OK 73010**  
 Addition: **Southerland**  
 Area: County: **McClain**  
 Assess Acct#: **0STL00001033000000**  
 Land SqFt/Dim: **94,569**  
 Lot: **33** Block: **1**  
 Status: **Active**  
 Type: **Acreage**  
 List Price: **\$55,000**  
 Close Price:  
 LP\$/SQFT: **\$0.58**  
 LP\$/Acre: **\$25,334**  
 Acre: **2.171**  
 Directions: **Go east on Hwy 39 from Dibble Police Department and turn right on MacArthur Ave. Then turn left on Southerland RD, then take the first right in the development. Lot 33 is located on the left side.**

Recent Change: **06/13/2025 : NEW**

### General Information

Exist Res: **No**  
 Mobile Home Allow: **Yes**  
 HSE: **No**  
 Barn Desc:  
 Min SqFt:  
 HOA Fee: **\$200**  
 Docs on File:  
 Equip Inc:  
 # of Barns:  
 Subdivide: **No**  
 Tax: **\$0.00**  
 Builder Name:  
 HOA Inc:  
 Farm Type:  
 Topography:  
 Disclosure: **Exempt**  
 Soil Type:  
 Lot Desc: **Cul-de-Sac**  
 Mineral Rights: **No**  
 Assumable: **Yes**  
 Easements: **No**  
 Frontage Feet:  
 Zoning: **Residential**  
 Flood Plain:

Remarks:

**Welcome to your dream oasis in the serene Southerland Development of Blanchard, Oklahoma! This exceptional 2.17-acre lot offers a unique opportunity to build your ideal home in a picturesque setting. Nestled close to a tranquil pond that gracefully drains into a creek flowing through the back wooded area, this property is a haven for nature enthusiasts and wildlife watchers, with frequent deer sightings adding to its charm. Enjoy the perfect balance of seclusion and accessibility, as you're just 18 minutes from Blanchard Public Schools and a mere five minutes from Dibble Public Schools. For your shopping convenience, Purcell Supercenter Walmart is only 21 minutes away. Plus, you can explore academic pursuits with a 45-minute drive to the OU Campus Visitor Center and a 29-minute journey to USAO in Chickasha. Mobile homes are permitted to be relocated here, provided they meet the necessary requirements. Swimming pools are also allowed, as long as they are situated behind residential dwellings and enclosed by a fence. Don't miss this rare opportunity to own a slice of paradise where you can create lasting memories surrounded by nature's beauty. Contact listing agent for drone footage.**

### Schools

Elem: **Blanchard ES, Blanchard Intermediate ES**  
 Middle: **Blanchard MS**  
 High: **Blanchard HS**  
 Sch District: **Blanchard**

### Farm Information

Misc Features:  
 Other Acres:  
 Springs:  
 Addl Water:  
 Fenced:  
 Rd Surface: **Gravel**  
 Rd Access:  
 Rd Maint:

### Utilities

Water:  
 Sewer:  
 Electric: **Within 1000 Feet**  
 Gas:  
 Phone: **Yes**

### Office and Showing Information

Terms:  
 Show Instr: **ShowingTime**  
 List Type: **Exclusive Right to Sell**  
 List Agent: **209363/Crystal Claphan**  
 Agent Lic#: **209363**  
 Agent Phone: **405-926-9688**  
 Agent Email: **crystalclaphan@gmail.com**  
 Agent Cell: **405-926-9688**  
 LBox: **None**  
 S Cond:  
 Internet: **Yes / Yes / No**  
 Occupied: **No**  
 Service Type: **Full Service**  
 List Broker: **PPRL01/Platinum Peak Realty Inc.**  
 Broker Lic#: **210331 - Jeromy Landress**  
 Office Phone: **405-301-7700**  
 Office Fax:  
 Office Web:



L/Ofc Remarks

### Listing Information

List Date: **06/13/2025**  
 Original List Price: **\$55,000**  
 DOM: **1**  
 Pend Date:  
 On Market Date:  
 Expire Date: **12/15/2025**

Prepared By: **Jeromy Landress**

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