

**Cross Property 360 Property View**

# SW Creek Crossing Trail, Blanchard, Oklahoma 73010

Listing



**Vacant Land**

MLS#: <b>1175660</b>	Status: <b>Active</b>
Address: <b>SW Creek Crossing Trail, Blanchard, OK 73010</b>	Type: <b>Acreage</b>
Addition: <b>Southerland</b>	List Price: <b>\$55,000</b>
Area: _____ County: <b>McClain</b>	Close Price: _____
Assess Acct#: <b>OSTL00001033000000</b>	LP\$/SQFT: <b>\$0.58</b>
Land SqFt/Dim: <b>94,569</b>	LP\$/Acre: <b>\$25,334</b>
Lot: <b>33</b> Block: <b>1</b>	Acre: <b>2.171</b>
Directions: <b>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.</b>	

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

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

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: <b>Blanchard ES, Blanchard Intermediate ES</b>	Middle: <b>Blanchard MS</b>	High: <b>Blanchard HS</b>	Sch District: <b>Blanchard</b>	

Farm Information			
Misc Features:	Springs:	Rd Surface:	<b>Gravel</b>
Other Acres:	Addl Water:	Rd Access:	
	Fenced:	Rd Maint:	

Utilities			
Water:	Sewer:	Electric: <b>Within 1000 Feet</b>	Gas:
Phone: <b>Yes</b>			

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



L/Ofc Remarks

Listing nformation			
List Date: <b>06/13/2025</b>	DOM: <b>1</b>	Pend Date:	Expire Date: <b>12/15/2025</b>
Original List Price: <b>\$55,000</b>	<b>On Market Date:</b>		

Prepared By: **Jeromy Landress** Copyright 2025 **MLSOK, Inc. All Rights Reserved.** Date Printed: **06/14/2025**

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