

## Cross Property 360 Property View

# 44664 E 1590 Road, Wynnewood, Oklahoma 73098

Listing



### Vacant Land

|  |                             |
|--|-----------------------------|
| MLS#: <b>1157542</b>                                 | Status: <b>Active</b>       |
| Address: <b>44664 E 1590 RD, Wynnewood, OK 73098</b> | Type: <b>Acreage</b>        |
| Addition: <b>0</b>                                   | List Price: <b>\$65,000</b> |
| Area: <b>0</b> County: <b>Garvin</b>                 | Close Price:                |
| Assess Acct#: <b>0000</b>                            | LP\$/SQFT: <b>\$0.30</b>    |
| Land SqFt/Dim: <b>217,800</b>                        | LP\$/Acre: <b>\$13,000</b>  |
| Lot: <b>0</b> Block: <b>0</b>                        | Acre: <b>5.000</b>          |
| Section: <b>26</b> Twnshp: <b>T3N</b>                | Range: <b>R2E</b>           |

Directions: **From HWY 177 go west on CR 1590 approximately 5 miles property is on South of the Road. From Longmire Lake Road go South on CR 3330 2 miles turn east on CR 1590 go approximately 3/4 mile.**

**Recent Change: 02/28/2025 : 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>No</b>      |
| HSE: <b>No</b>                | Subdivide: <b>No</b> | Disclosure: <b>No</b>   | Easements: <b>No</b>      |
| Barn Desc:                    | Tax: <b>\$1.00</b>   | Soil Type:              | Frontage Feet:            |
| Min SqFt:                     | Builder Name:        | Lot Desc: <b>Wooded</b> | Zoning: <b>None</b>       |
| HOA Fee:                      | HOA Inc:             |                         | Flood Plain:              |
| Docs on File:                 |                      |                         |                           |

Remarks:

**5-Acres Wooded with Pond -- just 5 minutes from Longmire Lake! Discover the perfect blend of seclusion and convenience with this 5- Acre wooded retreat, located just 5 minutes from Longmire Lake. Whether you're looking for a private getaway, a hunting haven or the ideal spot to build your dream home, this property offers it all!**

#### Schools

Elem: **Stratford ES** Middle: **Stratford MS** High: **Stratford HS** Sch District: **Stratford**

#### Farm Information

|                |             |             |
|----------------|-------------|-------------|
| Misc Features: | Springs:    | Rd Surface: |
| Other Acres:   | Addl Water: | Rd Access:  |
|                | Fenced:     | Rd Maint:   |

#### Utilities

|                   |        |           |      |
|-------------------|--------|-----------|------|
| Water: <b>Yes</b> | Sewer: | Electric: | Gas: |
| Phone: <b>Yes</b> |        |           |      |

#### Office and Showing Information

|   |                     |  |
|---|---------------------|--|
| Terms:  | LBox:               | Internet: <b>Yes / Yes / Yes</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>210471/Jeff Blankenship</b>          |                     | List Broker: <b>PPRL01/Platinum Peak Realty Inc.</b> |
| Agent Lic#: <b>210471</b>                           |                     | Broker Lic#: <b>210331 - Jeromy Landress</b>         |
| Agent Phone: <b>405-659-2803</b>                    |                     | Office Phone: <b>405-301-7700</b> Office Fax:        |
| Agent Email: <b>jeffb@platinumpeakrealtyinc.com</b> |                     | Office Web:  |
| Agent Cell: <b>405-659-2803</b> Agent Fax:          |                     |  |

**Schedule a Showing**

L/Ofc Remarks

**Buyer to verify School District. Buyer to verify Taxes. There is a fence encroachment on the east side with a small portion of fence encroaching on property. Utilities are available at the road - Rural Water & Electric. Address entered is for the property directly to the west. There is no 911 address for this property since it does not have a structure.**

#### Listing information

|                                      |                        |            |                                |
|--------------------------------------|------------------------|------------|--------------------------------|
| List Date: <b>02/27/2025</b>         | DOM: <b>1</b>          | Pend Date: | Expire Date: <b>08/27/2025</b> |
| Original List Price: <b>\$65,000</b> | <b>On Market Date:</b> |            |                                |

Prepared By: **Jeromy Landress**

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