



\$ 270,000



10776 S 4455 Rd, Locust Grove, OK 74352

- » MLS #: 2428252
- » Land | Lot: 50 acres
- » More Info: [10776S4455Rd.IsForSale.com](https://www.isfor.com/10776S4455Rd)



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Welcome to a remarkable 50-acre property, offering a blend of serene wooded areas and several cleared spots perfect for building. Located just 7 miles south of the 412 Turnpike, this versatile land offers convenient access to Tulsa and Arkansas while providing a secluded, peaceful environment on a dead-end road. The main shop building is 2400 sq ft, red iron structure. Interior Features: Concrete floors, insulated, and plumbed (interior only), vinyl windows, front & back doors installed w/electric. This structure was initially designed as a home & it is ready for you to complete construction to suit your needs. The secondary building is 1500 sq ft red iron structure w/concrete floors, plumbed (interior only), electric, front and back doors, plus a pull-through double red iron door. Ideal for a workshop or additional living space. There are two mobile homes located on the property. One at the front of the property and the other at the back of the property. Both are uninhabitable and considered of no value. Each mobile is equipped with electric, septic tank and a water well (wells lack pumps). Seller does not know the condition of the electric, septic tanks or the water wells. The land is predominantly wooded, ensuring privacy & a tranquil setting. There are three small ponds lie in close proximity, enhancing the natural allure of the terrain. Remarkably, despite the drought, they continue to retain water. This property is perfect for

