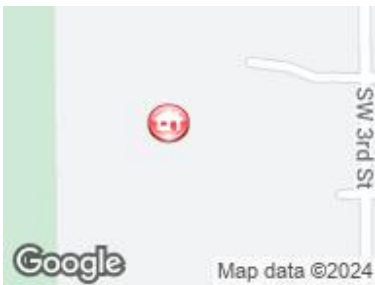


ALL FIELDS DETAIL



MLS #	Temp-16473	Improvements	No
Class	LOTS/LAND	Restrictions	Yes
Type	Platted	Easements	Yes
Area	Perkins		
Listing Price	\$185,130		
Address	0 W Highway 177		
	Prime Frontage		
	Street		
Address 2	Actual address is TBD		
	via survey		
City	Perkins		
State	OK		
Zip	74059		
Status	Partial Listing		
Sale/Rent	For Sale		
IDX Include	Y		



GENERAL

Price Per Acre	\$185,130.00	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Acres # of	1.00
Realtor	Jason Utley	Listing Office 1	One Broker Place - Off: 405-533-3800
Prospect Reserved Y/N	No	Owner	McWherter, Michael K Sr Settlor TTEE Revoc
Lot Dimensions (M/L)	189x230	County	Payne
Zoning	Commercial PER	School	Perkins School District
Subdivision	None	Mineral Rights	none
Directions	Located at the corner of Hwy 33 and Main St (Hwy 177)	Legal Description	Tracts to be subdivided with new legal descriptions
Associated Doc Count	11	Agent Hit Count	0
Client Hit Count	0	Update Date	8/29/2024
Status Date	8/29/2024	HotSheet Date	8/29/2024
Price Date	8/29/2024	Input Date	8/29/2024 7:41 AM
Original Price	\$185,130	Geocode Quality	Zip
Picture Count	33	Input Date	8/29/2024 7:41 AM
Update Date	8/29/2024 3:14 PM	Video Count	0

FEATURES

STREET SURFACE	GAS	SEWER	REALTOR.COM
Paved	None	City	Yes
ELECTRIC	WATER	SHOWING INSTRUCTIONS	
City	City	Drive By	
		Walk Over	

FINANCIAL

Taxes\$	\$170.00	Tax Year	2024
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REMARKS

Remarks Prime Location to Build Your Business Highway frontage on Hwy 33 or Hwy 177 (Main St) is available with multiple lot sizes. It's time to make your new business dreams a reality! We will customize the land division to meet the buyer's needs. The width (highway frontage) is negotiable based on availability and buyer's requirements. Hwy 33: Approx. 317' deep with up to 600' of highway frontage. Price: \$4.25/sf. Hwy 177 (South of Casey's): Approx. 230' deep with up to 450' of highway frontage. Price: \$4.25/sf. Hwy 177 (South of drainage area): Approx. 390' deep with multiple options on width and depth. Price: \$3.75/sf. The back 100' is an easement suitable for parking but no structures. The land west of the 100' easement could also be available for commercial use, depending on the buyer's needs and development plans. Listed price is per acre based on \$4.25/sf for prime locations with utility access on site. Land further south on Hwy 177 is listed at \$3.75/sf.

REALTOR REMARKS

Realtor Remarks survey to determine new legal description lots on Hwy 177: the sewer is diverted back to the sewer pump (located by Casey's) which pushes it South past lot 6 where gravity takes it further.

ADDITIONAL PICTURES



