



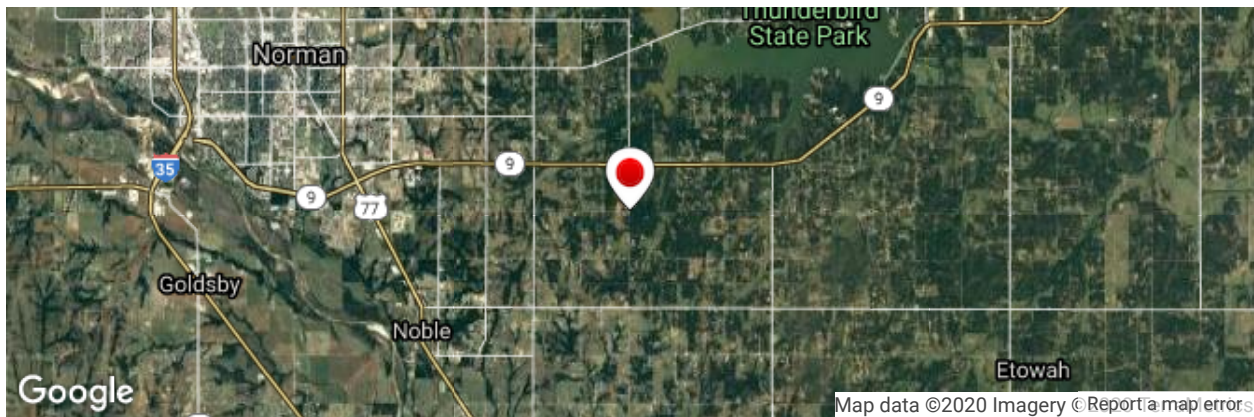
905 S. Fillmore St., Ste 102  
Amarillo, TX 79101  
Phone: 806-355-9856  
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## Multi-Use Tract In Cleveland Co., OK



For the outdoor enthusiast: you will enjoy seclusion and privacy among the trees cover and two small ponds. Wildlife include white-tail deer, turkey, and quail. With the property less than seven miles from Lake Thunderbird State Park, you are nearby for more boating, hiking, and recreational fun.

On the property the trees are predominantly Cedar and Blackjacks. This property is within Norman city limits and in the Norman School boundaries. Farm animals, along with agricultural crop production, are also permitted in A-2 zoned areas per the City of Norman ordinance. Electricity runs along the Western property line and to the Northeast property corner, provided by Oklahoma Electric Cooperation which also has internet service available. Natural gas not available; well and septic system required. Buyer to verify School Districts.



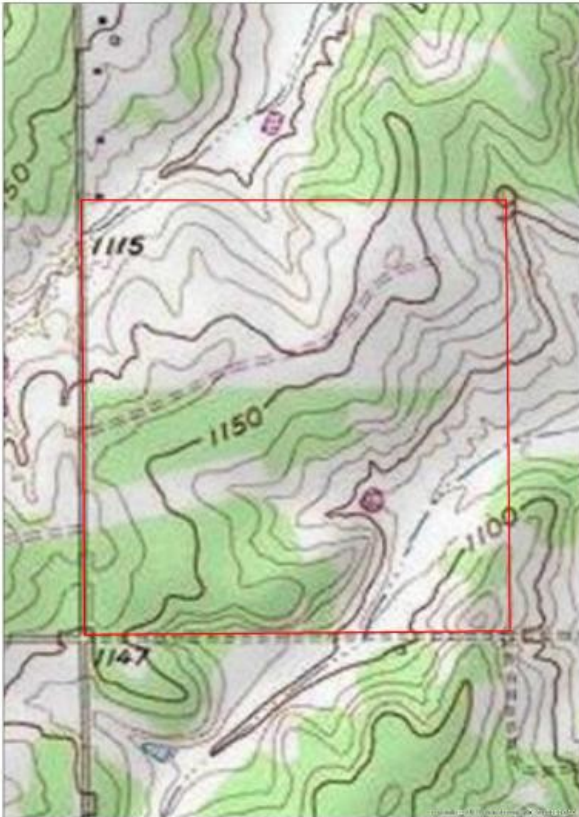
From the intersection of Oklahoma Highway 9 and 84th Avenue Southeast, of the City of Norman, Oklahoma, one-half mile (0.50 miles) South on 84th Avenue Southeast to the Northwest corner of the property located on the East side of Roadway  
Latitude: 35.17843  
Longitude: -97.31355



SW/4 of Sec 9-8N-1W +/- 160 acres  
Cleveland County Oklahoma



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**Listing Agent**



**Price:** \$1,500,000.00  
**Total Acres:** 160  
**Irrigated Acres:**  
**Dryland Acres:**  
**Grass Acres:**  
**CRP Acres:**  
**CRP Payments:**  
**CRP Expiration:**  
**Taxes:**  
**FSA Payments:**  
**Mineral Rights:** none convey

### CLB - Multi Use Tract in Cleveland Co., OK



**CUSTOM BUILT HOMES WITH PRIVACY, RESIDENTIAL DEVELOPMENT OF 10 ± ACRE TRACTS, OR A PRIVATE HUNTING AREA — IT'S YOUR CHOICE!**

This 160 +/- acre tract is an excellent location for your custom-built home with privacy among the beautiful mature trees. Either one or multiple home sites may be constructed on the tract on ten acres or more. There are limited building restrictions on the A-2 (agricultural) zoned property. Enjoy the scenic views with the rural surroundings, while maintaining access to the City of Norman within a ten-minute drive. With 84<sup>th</sup> Southeast Avenue located along the entire Western property line, single or multiple access locations can be constructed.



**Greg Good, ALC**  
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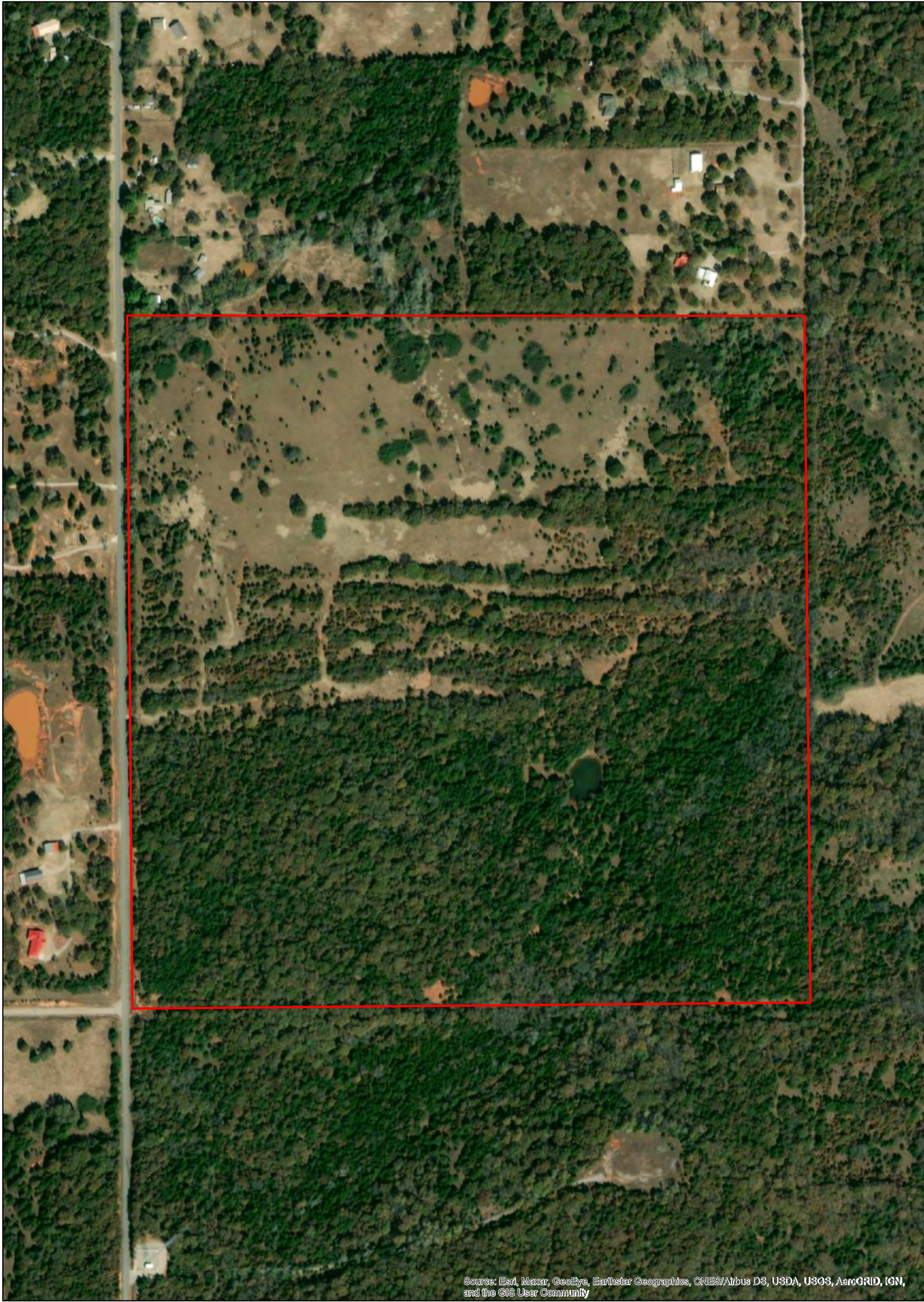
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## Public Schools

School Name	Distance From Property	
Noble High School	4.53	Miles
Curtis Inge Middle School	4.93	Miles
Pioneer Intermediate Elementary School	5.42	Miles
John K. Hubbard Elementary School	5.66	Miles
Katherine I. Daily Elementary School	5.82	Miles
Ronald Reagan Es	6.67	Miles
Washington Elementary School	6.71	Miles
Irving Middle School	7.71	Miles
Kennedy Elementary School	7.78	Miles
Madison Elementary School	8.10	Miles
Lincoln Elementary School	8.69	Miles
Dimensions Academy	8.79	Miles
Dimensions Academy	8.79	Miles
Jefferson Elementary School	9.13	Miles
Longfellow Middle School	9.24	Miles
Mckinley Elementary School	9.24	Miles
Eisenhower Elementary School	9.30	Miles
Wilson Elementary School	9.62	Miles
Monroe Elementary School	9.69	Miles
Norman High School	9.75	Miles
Jackson Elementary School	9.91	Miles
Whittier Middle School	10.05	Miles
Alcott Middle School	10.16	Miles
Adams Elementary School	10.20	Miles
Norman North High School	10.44	Miles
Cleveland Elementary School	10.54	Miles
Lakeview Elementary School	10.77	Miles
Robin Hill Public School	10.80	Miles
Purcell High School	11.90	Miles
Truman Elementary School	12.23	Miles
Truman Primary School	12.50	Miles
Franklin Road Campus	12.57	Miles
Purcell Elementary School	12.70	Miles
Purcell Intermediate School	12.91	Miles

## Private Schools

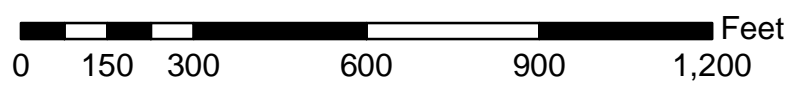
School Name	Distance From Property	
Terre Verde School	6.43	Miles
Gingerbread Nursery School	8.49	Miles
Trinity Lutheran School	8.83	Miles
Children'S House Of Norman	8.97	Miles
Southwind Montessori	9.41	Miles
Here I Grow Child Development Center	9.60	Miles
Pumpkin Shell School Inc	9.86	Miles
Community Christian School	12.55	Miles

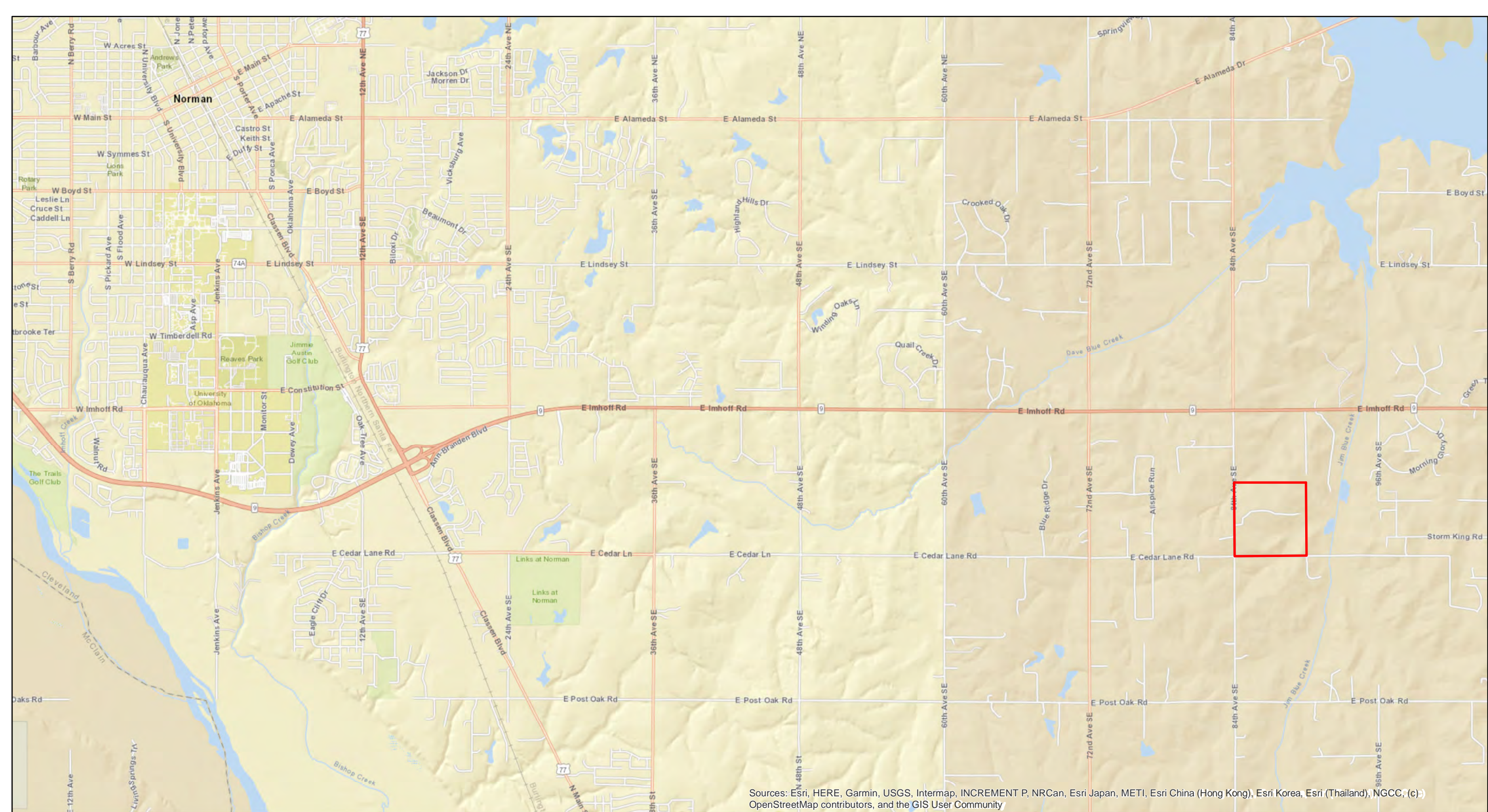


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

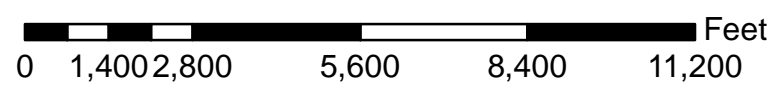


SW/4 of Sec.9-8N-1W +/- 160 acres  
Cleveland County Oklahoma





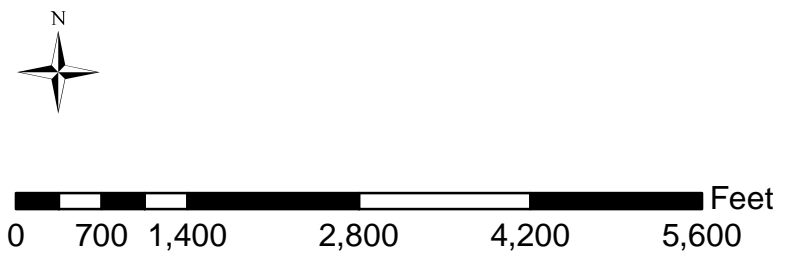
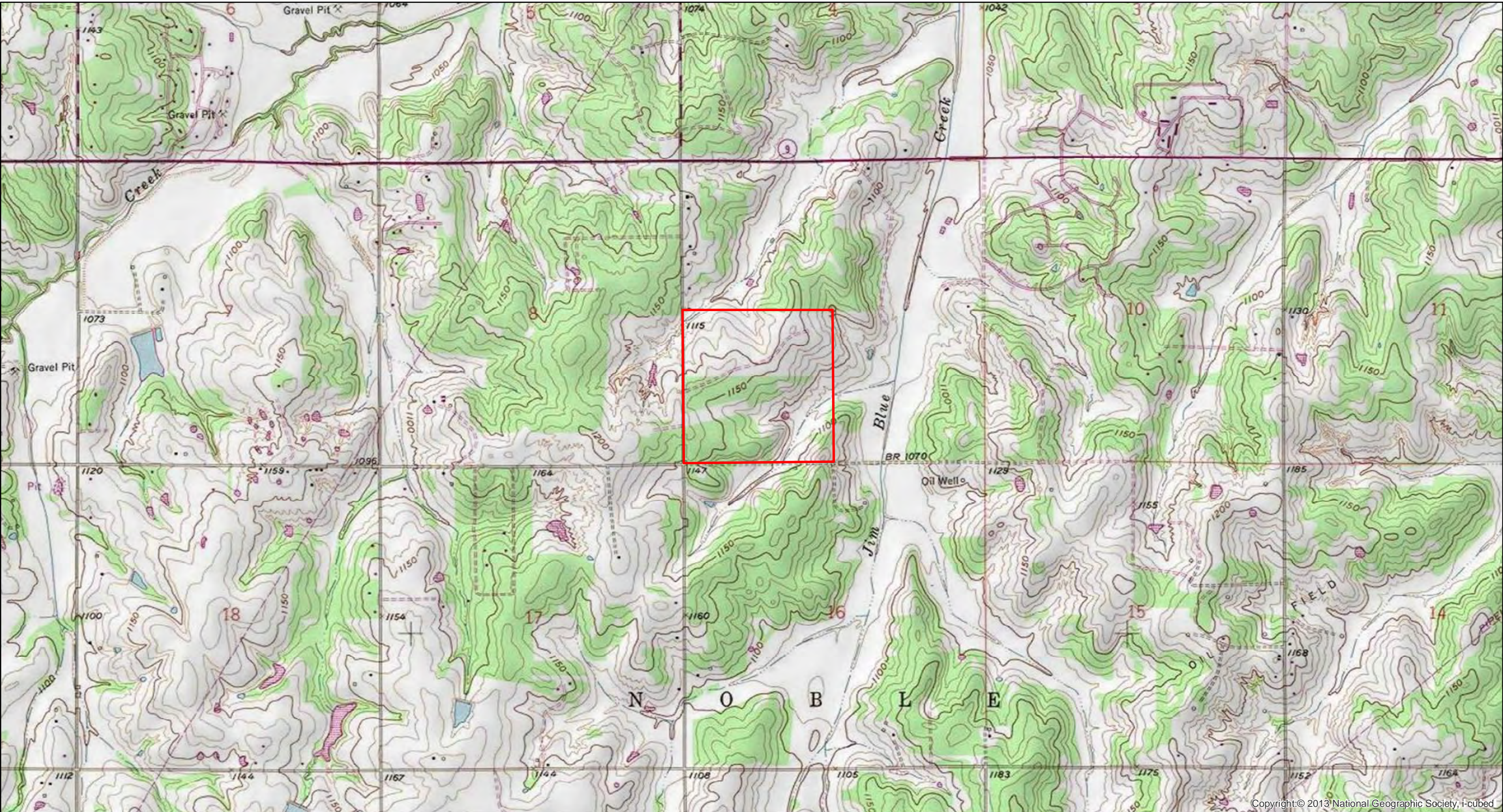
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



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