

NEW



## Torzilli McCloud 40

39.96 +/- Acres | Pottawatomie County, OK | \$475,000



### ADDRESS

432 S McCloud Rd  
Shawnee, OK 74851

### LOCATION

From the Intersection of I 35 and highway 102 (McCloud OK exit) go north to the property on the right (east ) side of the highway

### PROPERTY SUMMARY

This exceptional property offers lush grazing land ideal for livestock, featuring three scenic ponds that provide reliable water sources throughout the seasons. The large barn/shop combination structure delivers practical functionality with the convenience of electrical service already established.

The land benefits from comprehensive fencing for secure livestock management and an established water well ensuring dependable water access. Its strategic location provides the perfect balance of rural tranquility while being remarkably close to both McCloud and Shawnee, with immediate access to I-40 for convenient travel and transportation needs.

This property presents a rare opportunity to enjoy productive agricultural land with developed infrastructure in a prime location near essential amenities and major transportation corridors.

[nationalland.com/listing/torzilli-mccloud-40](https://nationalland.com/listing/torzilli-mccloud-40)



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