

Offering Memorandum

Breshears/Nobles Property – 74.76 Acres MOL

14040 SW 44th Street, Yukon, OK 73099 | Mustang School District

Property Overview

- Size: 74.76 acres MOL
- Zoning: Agriculture
- Topography: Flat with no flood zones or creeks
- Soil: Kirkland Silt Loam, Norge Silt Loam, Pond Creek Silt Loam
- Utilities:
 - Electricity to center of property
 - Gas line along SW 44th Street
 - No water/sewer currently available
- Access: 1¼ mile west of State Highway via paved SW 44th Street

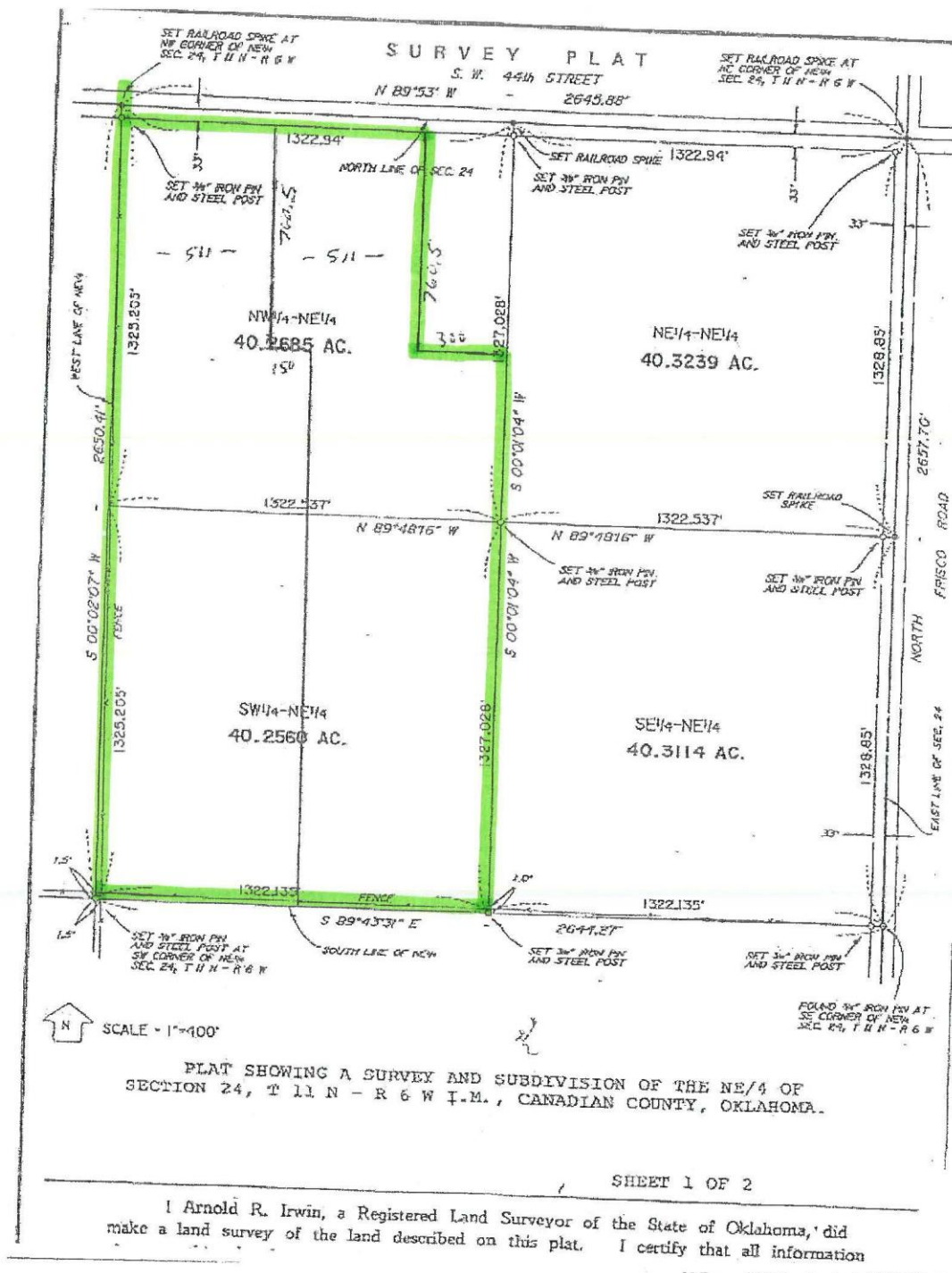
Ownership & Price

- Owners: Breshears Family & Nobles Family (personal ownership)
- Asking Price: \$2,250,000
- Price Per Acre: \$30,096

Investment Highlights

- Located in desirable Yukon 73099 zip code
- Zoned Agricultural with excellent potential for Rural Estate Development
- Within top-rated Mustang School District
- Ideal for developers seeking large tracts near expanding residential corridors
- Minimal site prep with flat terrain and no flood risk

Parcel Map:



Aerial Photo:



Inquiries & Contact

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