

FARMLAND FOR SALE ON THE CORNER OF HWY 177 & E-880 RD, WELLSTON OKLA (3 TRACTS) TOTALING 20.52 AC (MOL) \$360,000.00

For more information Call Ed Martin at 405-226-7984 / E-mail : emartin@mailccp.com OR Lakin Best at 405-532-2624 / E-mail: Lakin@mailccp.com



For full disclosure Ed Martin is the Managing Broker of Cambridge Commercial Properties, LLC and is a Broker owner. Lakin Best is the exclusive listing sales associate and owner.

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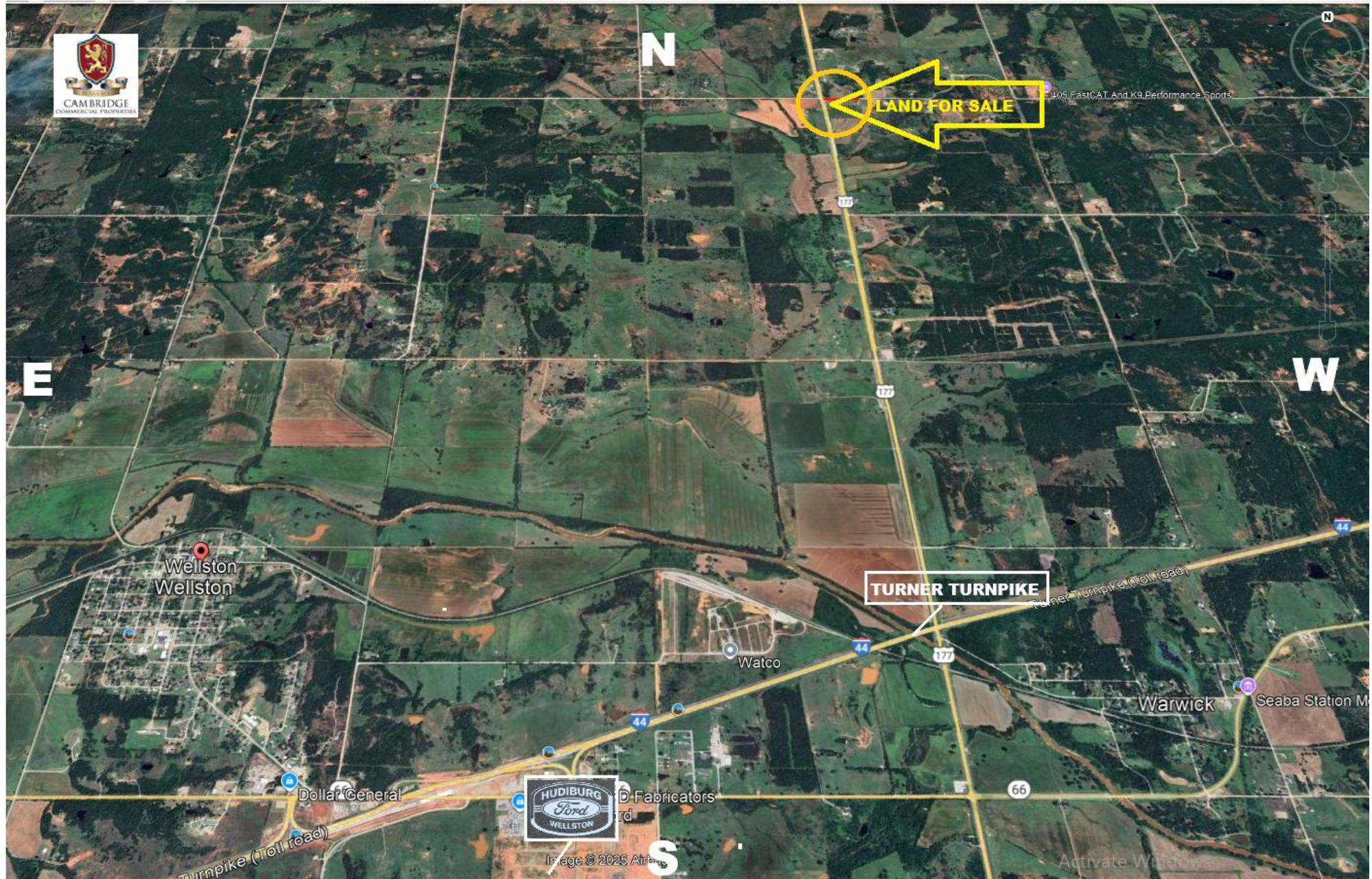
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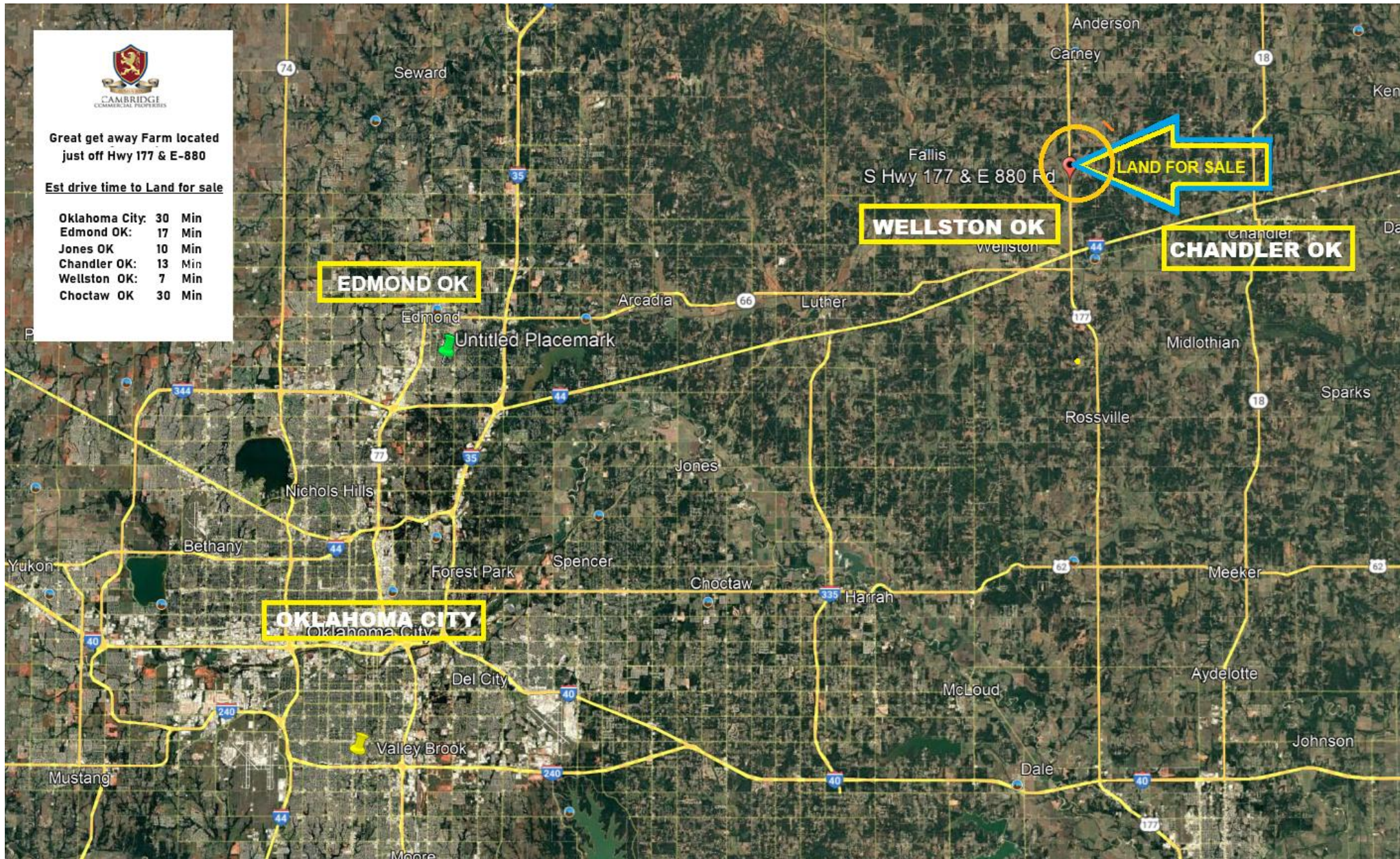
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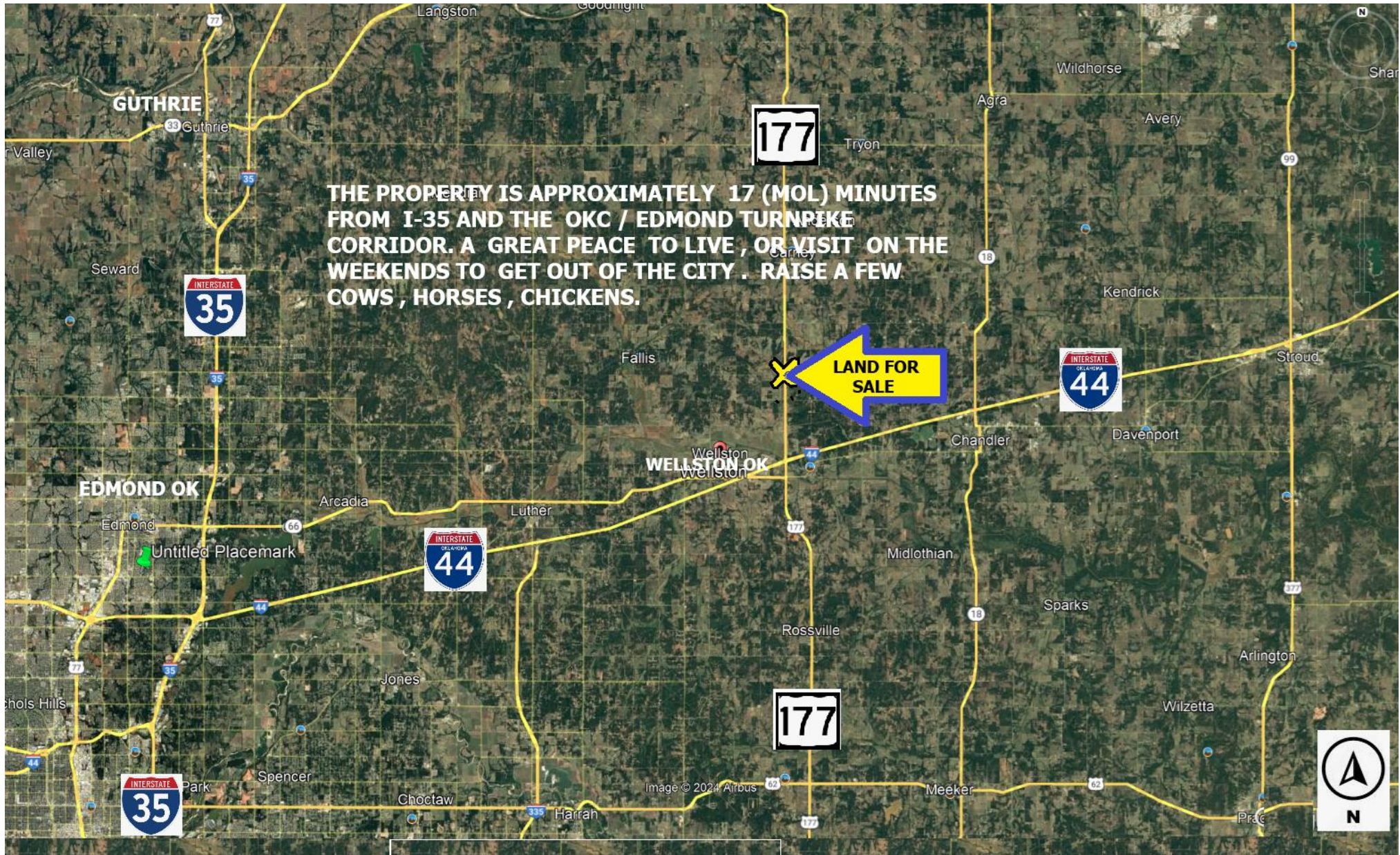
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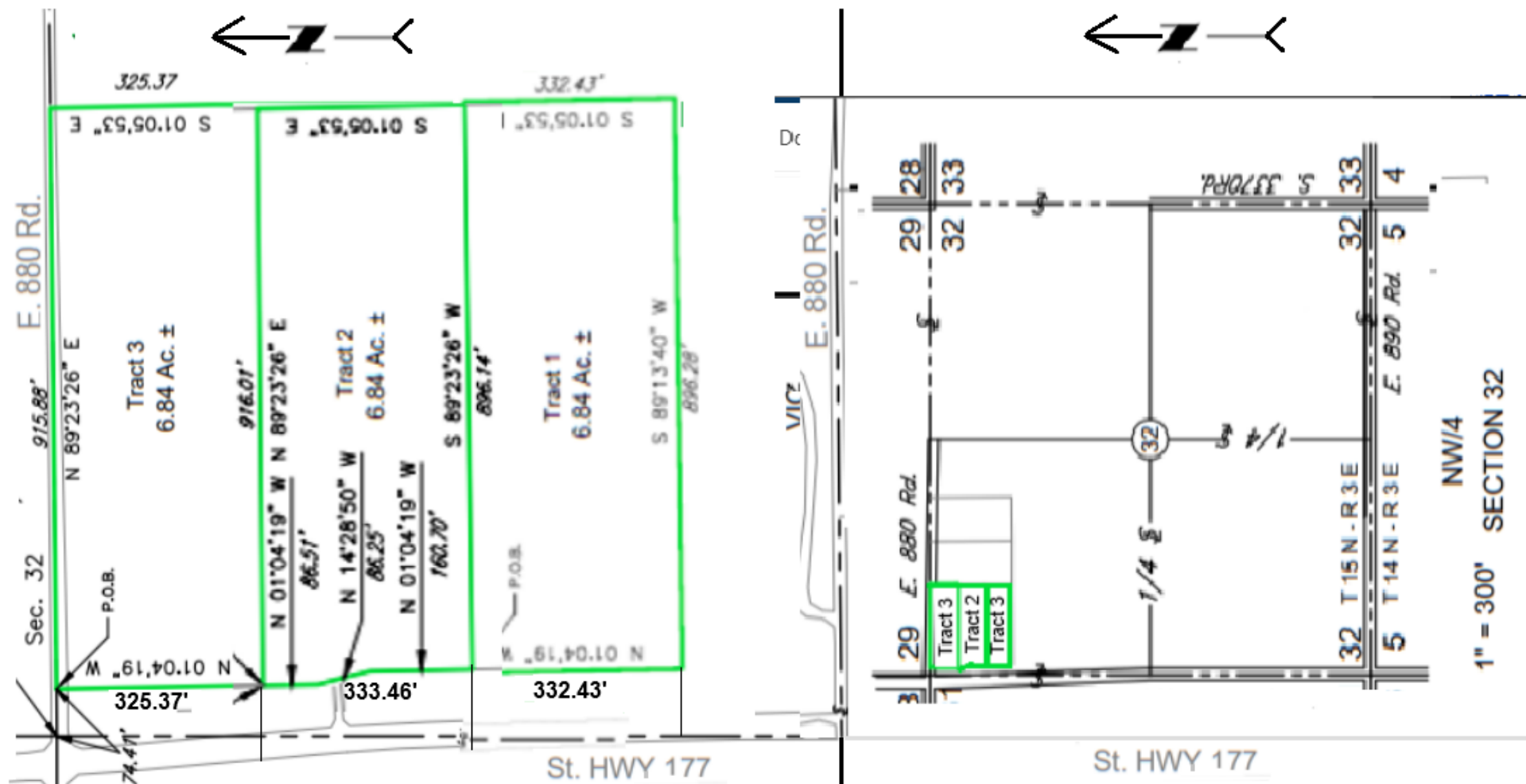
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FUN FACTS ABOUT THE WELLSTON OKLAHOMA.

Wellston, OK, is experiencing growth in housing, with a significant increase in median property value, while maintaining a quiet, rural atmosphere. The median home value rose by 15% between 2022 and 2023 to \$103,800, and the homeownership rate is high at 83.7%. Wellston has experienced a lot of growth over past five years due to the trend of people moving away from the larger surrounding Cities and moving out to the suburbs for a more relaxed lifestyle. In addition, local infrastructure improvements and small business development have begun to enhance community amenities, making Wellston an increasingly attractive place for families and retirees alike. See analytical summary below: Here are some notable attractions and events in Wellston, Oklahoma that highlight the town's character and community spirit

1. Wellston Farm & Craft Market



- This outdoor market runs from May to October on the 1st and 3rd Saturdays of the month, from 9 AM to 1 PM. [Shape Your Future](#) +1
- Located at 316 Second St (in downtown Wellston). [oklahomagriffs...](#) +1
- Features locally grown produce, cut flowers, home-baked goods, goat's-milk soap, homemade crafts, plant food, and worms. [oklahomagriffs...](#)
- Example of seasonal special events: they held a "Trick or Treat at the Wellston Farmers Market" in October with pumpkin painting for kids. [Local Harvest](#)

2. Wellston Mural & Historic Route 66 Landmarks



- The mural in downtown Wellston (near 325 Cedar Ave) depicts the town's evolution from a cotton town to a stop on historic U.S. Route 66. [TravelOK](#) +1
- Wellston has key Route 66 heritage: e.g., the old 1933 pony-truss bridge across Captain Creek, part of the "Loop" route of the highway. [Legends of Ame...](#) +1
- Through the Route 66 Revitalization Grant, Wellston is planning further enhancements: a splash pad, story-walk, pavilion, and "Majestic Buffalo" statu. [wellstonok.gov](#) +1

3. Community Events through the Year



- The Wellston Area Chamber of Commerce lists annual events such as:
 - A Poker Run held on the Saturday before Mother's Day. [wellstonokcham...](#) +1
 - "Trunk-or-Treat" around Halloween: town's main block closed to traffic, decorated vehicles, candy giveaways. [wellstonokcham...](#)
 - Christmas Holiday Parade in December, along with a Christmas Market and chili cook-off. [wellstonokcham...](#)
- These events underline the small-town, community-focused vibe of Wellston.

4. Food & Local Favorites



- Among local attractions, the food scene has star ⬇ it items: for example, Butcher's BBQ Stand is noted in the local guide as an "award-winning" smoked-meats stand in Wellston. [Homes.com](#)

Ask anything

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5. Outdoor & Pet-Friendly Spaces



- For pet owners: the OnCue Dog Park is a fenced pet-play space in Wellston with separate large & small breed areas, shade, water stations, etc. BringFido +2
- For nature and outdoor time: while not a formal park in town, the surrounding countryside offers opportunities for green space, and the nearby Deep Fork River flows through the area. Homes.com +1

1. Downtown Murals & Historic Route 66 Stop



- The mural at Downtown Park near 325 Cedar Ave celebrates Wellston's journey from cotton-town origins to its role along U.S. Route 66. TravelOK +2
- The original 1933 pony-truss bridge over Captain Creek, part of the Route 66 "Loop" in Wellston, is listed on the National Register of Historic Places. Legends of Amer... +1
- The town received a Route 66 Revitalization Grant to build a splash pad, pavilion, and "Majestic Buffalo" statue along the Route 66 corridor. Five Tool Consul... +1

Why it's worth a stop: For anyone driving the historic Route 66 corridor or interested in roadside Americana, Wellston offers a quiet but authentic piece of that story.

Tip: Bring your camera and plan some time to walk the downtown loop and see the mural and historic bridge.

- In 2023, Wellston, OK population experienced an increase of **14.4%** in 2024.
- The **median age** was **44 years**, living in Wellston OK.
- The **median household income** was **\$57,717**, up **3.69%** from **\$55,665** in 2024.
- The **five largest ethnic groups** were:
 - White: **86.3%**
 - Three or More Races: **6.06%**
 - American Indian & Alaska Native: **2.2%**
 - (Hispanic): **1.1%**
- **98.7%** of residents were **U.S. citizens**.
- The **median property value** was **\$103,800**.
- The **homeownership rate** was **83.7%**.
- The **average commute time** was **32.1 minutes**.
- The **most common commute mode** was **driving from Williston OK to Oklahoma City and Edmond OK area**.
- The **average number of vehicles per household** was **2**.
- Wellston is located in **Lincoln County**, and due to its close proximity to OKC is part of the **Oklahoma City metropolitan area**.