

40 acres - Rush Springs, Ok
480 County Road 1510
Rush Springs, OK 73082

\$270,000
40± Acres
Grady County



MORE INFO ONLINE:
Clearchoicera.com

**40 acres - Rush Springs, Ok
Rush Springs, OK / Grady County**

SUMMARY

Address

480 County Road 1510

City, State Zip

Rush Springs, OK 73082

County

Grady County

Type

Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

34.826934 / -98.021567

Taxes (Annually)

\$66

Acreage

40

Price

\$270,000

Property Website

<https://clearchoicera.com/property/40-acres-rush-springs-ok/grady/oklahoma/95945/>



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PROPERTY DESCRIPTION

40± Acres | Fully Improved, Build-Ready Tract with Utilities & Wildlife

This exceptional 40± acre property offers a rare opportunity to purchase a **fully improved, build-ready tract** with key infrastructure already in place. A designated building site is positioned to capture expansive views across gently rolling terrain featuring a desirable mix of **Bermuda grass pasture and native grasses**, making the land well suited for **residential, agricultural, and recreational use**.

The property is accented by **Black Jack oak, plum thickets, and scattered timber**, providing excellent cover and natural habitat. Wildlife is abundant, with **whitetail deer, turkey, bobcat, quail, and dove** regularly observed, appealing to outdoor and recreational enthusiasts.

Access is excellent with a **hard-surface road from the highway to the front gate**, offering convenient, year-round access. Utilities and improvements are already completed, significantly reducing development time and cost. Improvements include **REC electric service**, a **140-foot water well with approximately 12 GPM recovery**, and a **1,000-gallon septic system with approximately 200 feet of lateral lines**. A **1,000-gallon underground buried propane tank** is installed and ready for use.

Additional land improvements include **two rip-rap dams**, providing effective water control and drainage management while enhancing the long-term usability of the property.

With boundaries clearly defined and major infrastructure in place, this property is truly **turn-key for construction**. Whether you're planning a **custom home, barndominium, mobile or modular home, or recreational retreat**, this 40± acre tract delivers preparation, versatility, and natural beauty in one complete package.

Note: Some images are AI-generated and provided for visual reference to illustrate the property's appearance during seasons other than winter.

MORE INFO ONLINE:

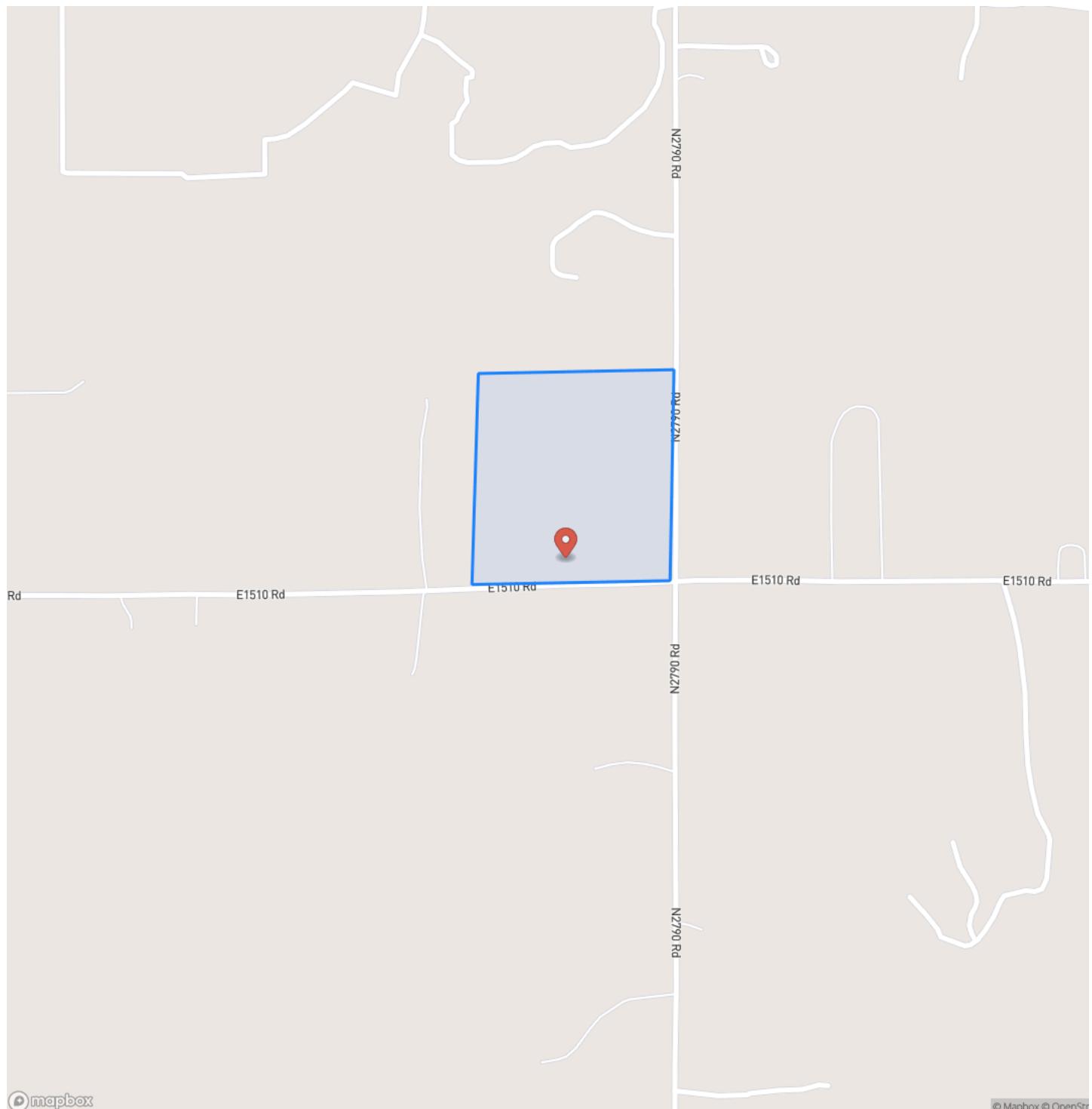
Clearchoicera.com

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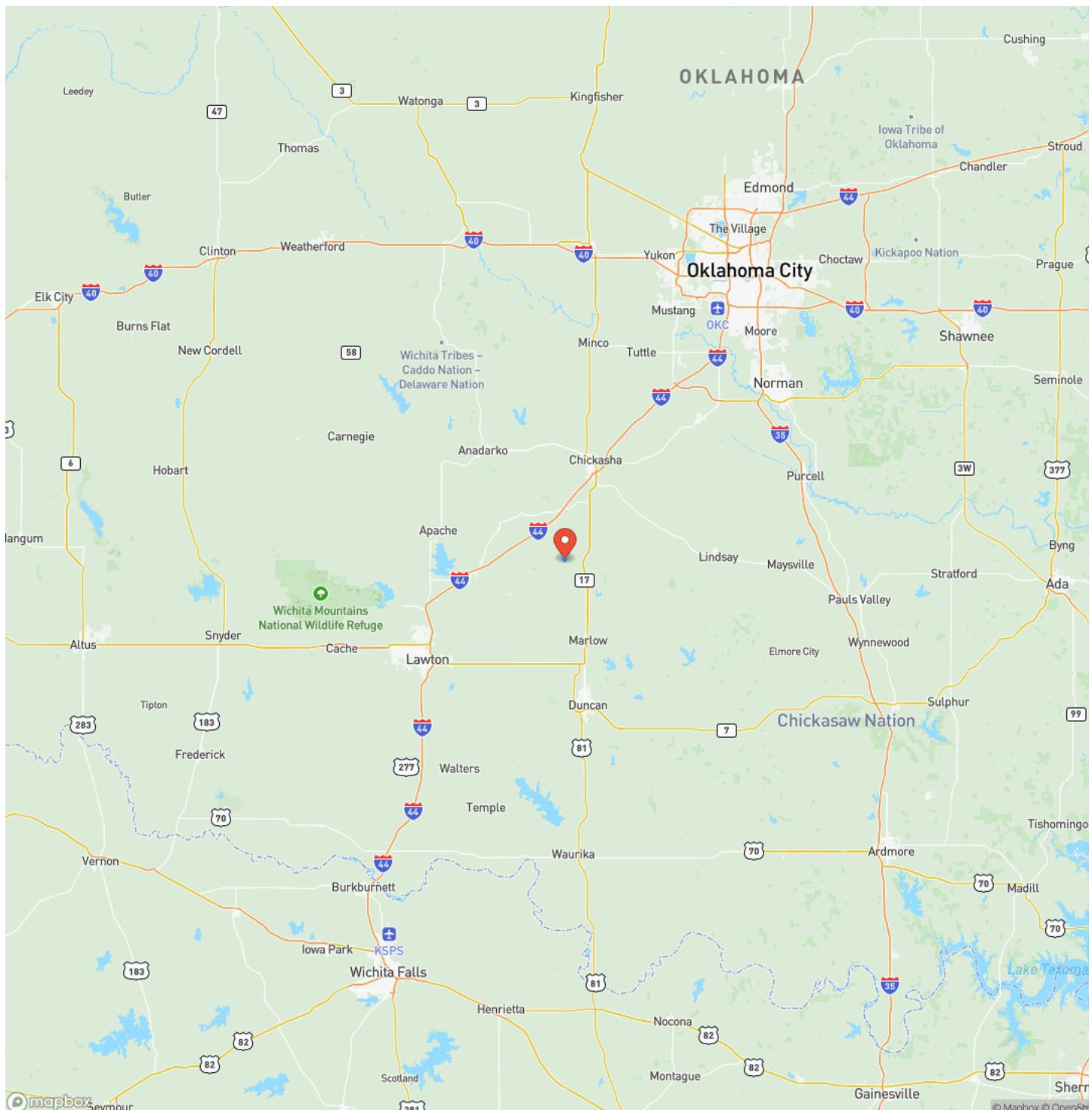
Locator Map



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Locator Map

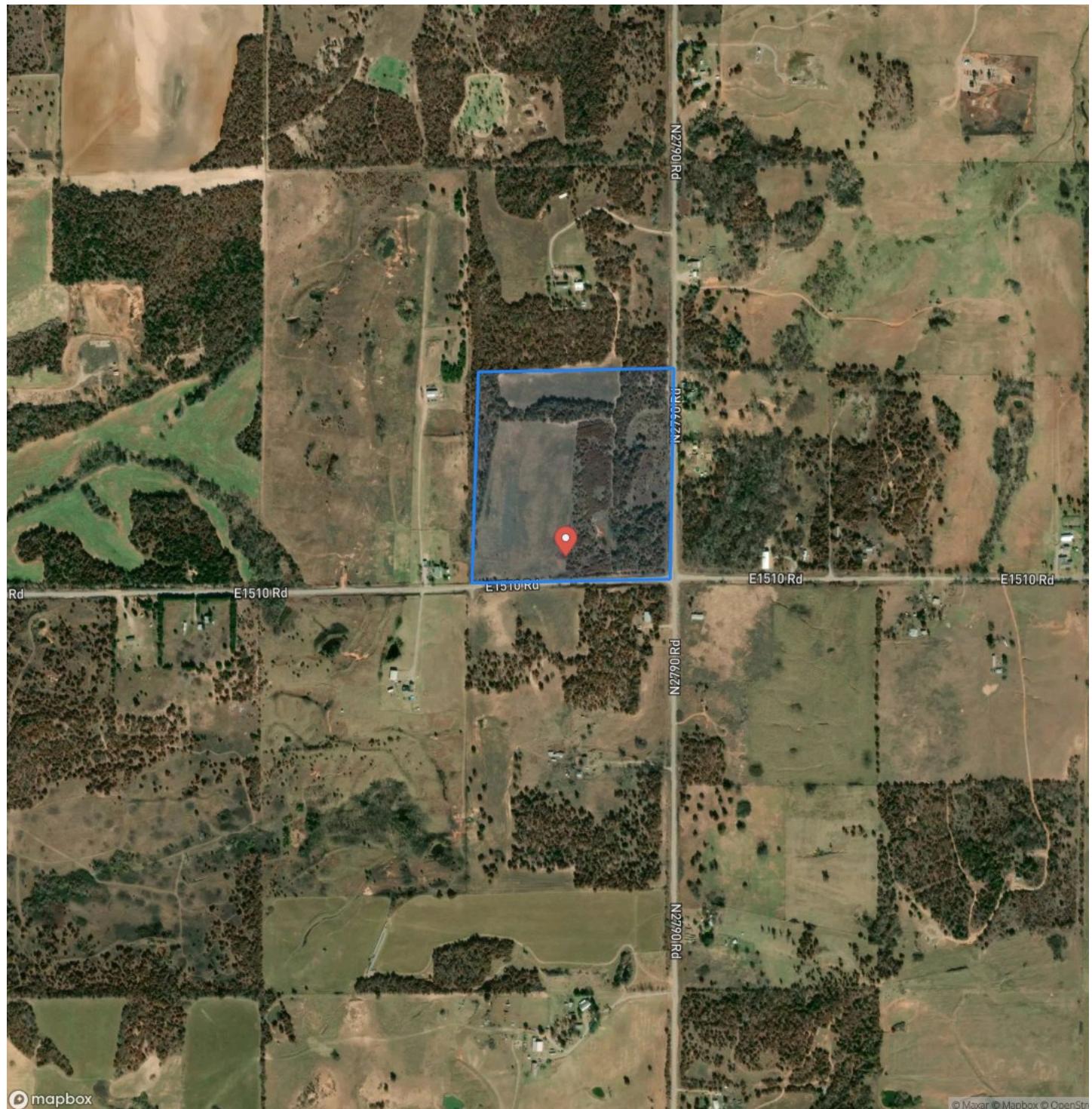


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Satellite Map



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LISTING REPRESENTATIVE
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NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

MORE INFO ONLINE:

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