

413 CR 1250 - Pocasset, Ok - 8.65 acres
413 County Road 1250
Pocasset, OK 73079

\$428,000
8.65± Acres
Grady County



413 CR 1250 - Pocasset, Ok - 8.65 acres
Pocasset, OK / Grady County

SUMMARY

Address

413 County Road 1250

City, State Zip

Pocasset, OK 73079

County

Grady County

Type

Residential Property

Latitude / Longitude

35.203247 / -98.03711

Dwelling Square Feet

3,582

Bedrooms / Bathrooms

3 / 3

Acreage

8.65

Price

\$428,000

Property Website

<https://clearchoicera.com/property/413-cr-1250-pocasset-ok-8-65-acres/grady/oklahoma/105357/>



PROPERTY DESCRIPTION

Welcome to your own slice of Oklahoma country living. Situated on approximately 8.65 acres MOL near Pocasset, this ranch style property offers the space, functionality, and freedom that rural buyers are searching for. Whether you are looking for a place to raise livestock, start a hobby farm, enjoy equine activities, or simply escape the congestion of town, this property provides endless opportunity to make it your own.

The home offers comfortable country living with room to spread out both inside and out. Surrounded by open space and peaceful views, the setting creates the perfect environment for enjoying quiet mornings, sunsets, and the slower pace that comes with life in the country. The acreage provides plenty of room for barns, shops, livestock projects, gardens, recreational use, or future improvements depending on your vision and needs.

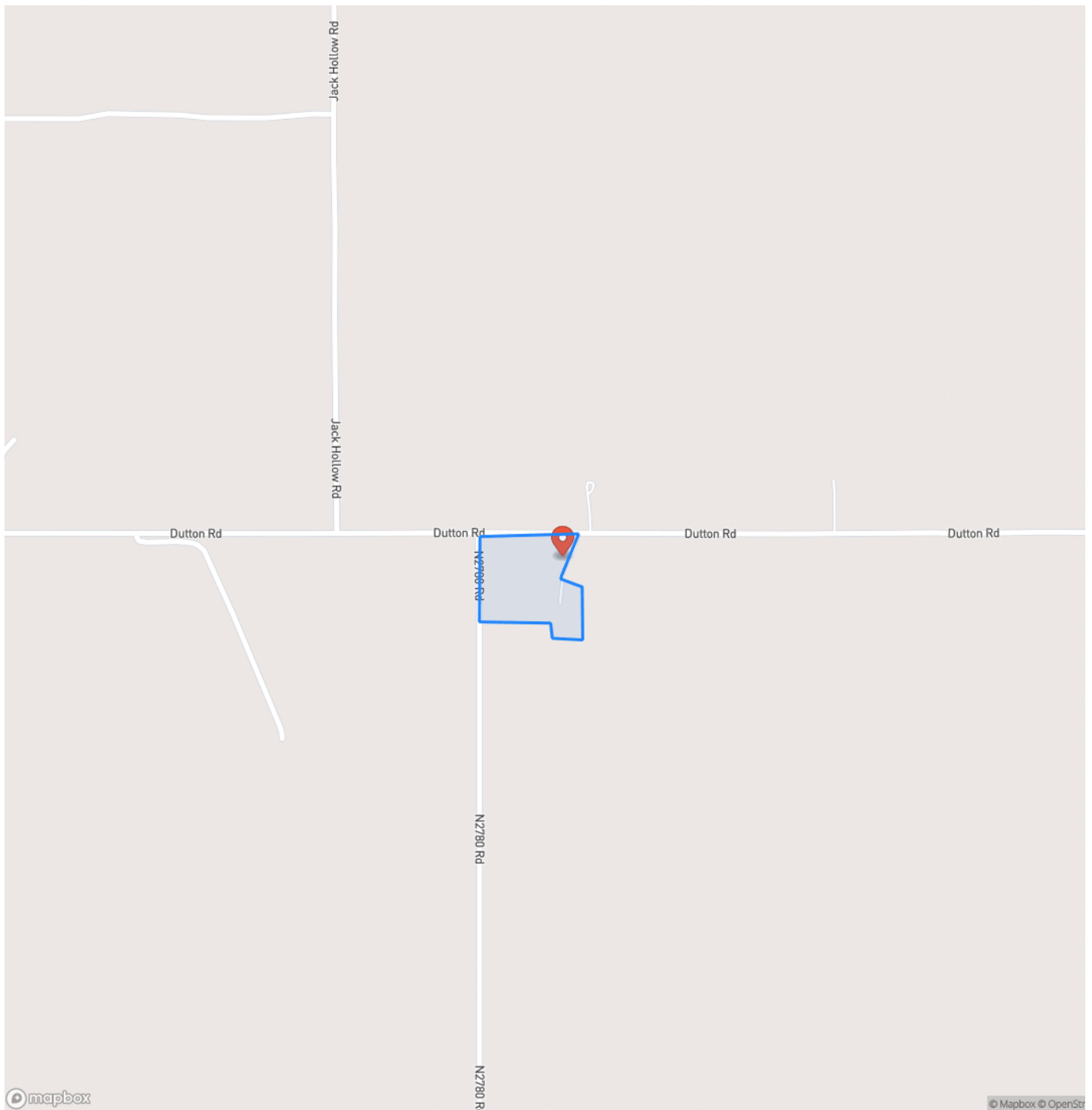
Conveniently located near Pocasset with easy access to Chickasha, Mustang, Tuttle, and Oklahoma City, this property combines rural privacy with accessibility to work, shopping, dining, and entertainment. Properties offering usable acreage, country atmosphere, and flexibility continue to be highly sought after in this area.

Whether you are searching for a full time residence, small ranch setup, investment opportunity, or a place to build your dream country lifestyle, this property is ready for its next chapter. Bring your ideas and create the Oklahoma homestead you have always wanted. Buyer to verify all information.

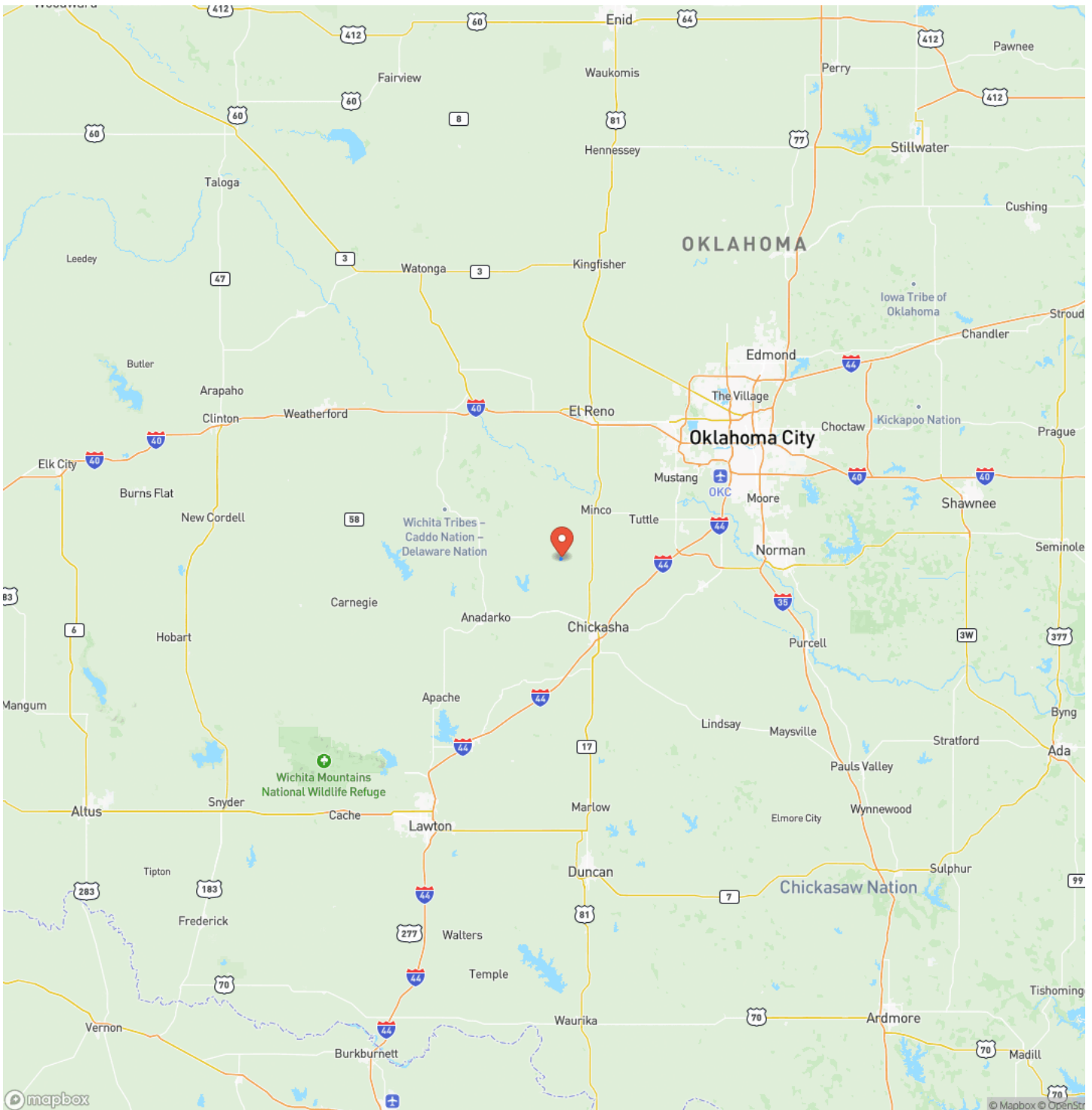
413 CR 1250 - Pocasset, Ok - 8.65 acres
Pocasset, OK / Grady County



Locator Map



Locator Map



Satellite Map



413 CR 1250 - Pocasset, Ok - 8.65 acres
Pocasset, OK / Grady County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tami Utsler

Mobile

(405) 406-5235

Office

(405) 406-5235

Email

tami@clearchoicera.com

Address

P.O. Box 40

City / State / Zip

Minco, OK 73059

NOTES

8

MORE INFO ONLINE:

<https://clearchoicera.com/>

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Clear Choice Realty & Auction LP
P.O. Box 40
Minco, OK 73059
(405) 406-5235
<https://clearchoicera.com/>
