

6.32 acres - Possible Rail Access - Pocasset, OK
06 E Dutton Rd
Pocasset, OK 73079

\$65,000
6.32± Acres
Grady County



6.32 acres - Possible Rail Access - Pocasset, OK
Pocasset, OK / Grady County

SUMMARY

Address

06 E Dutton Rd null

City, State Zip

Pocasset, OK 73079

County

Grady County

Type

Undeveloped Land

Latitude / Longitude

35.203445 / -97.950814

Acreage

6.32

Price

\$65,000

Property Website

<https://clearchoicera.com/property/6-32-acres-possible-rail-access-pocasset-ok/grady/oklahoma/101448/>



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PROPERTY DESCRIPTION

Located just north of Pocasset in the desirable Amber Pocasset School District, this 6.32 acre tract offers a versatile opportunity for commercial development, investment, or a unique homesite. Situated approximately one half mile off Highway 81, the property provides convenient access for commuting, business operations, or future construction while maintaining the space and freedom of rural living.

A notable feature of the property is its proximity to rail access, making it an attractive option for certain commercial or industrial uses that benefit from transportation availability. The location provides flexibility for a variety of potential uses including a small business site, shop location, equipment yard, or storage facility. With strong access to a major highway corridor, the property offers both convenience and accessibility for business purposes.

For buyers seeking a rural homesite, this tract also provides the opportunity to create a country setting with character. The open acreage allows room for a custom home, shop building, garden, or additional improvements while still maintaining plenty of space for outdoor enjoyment.

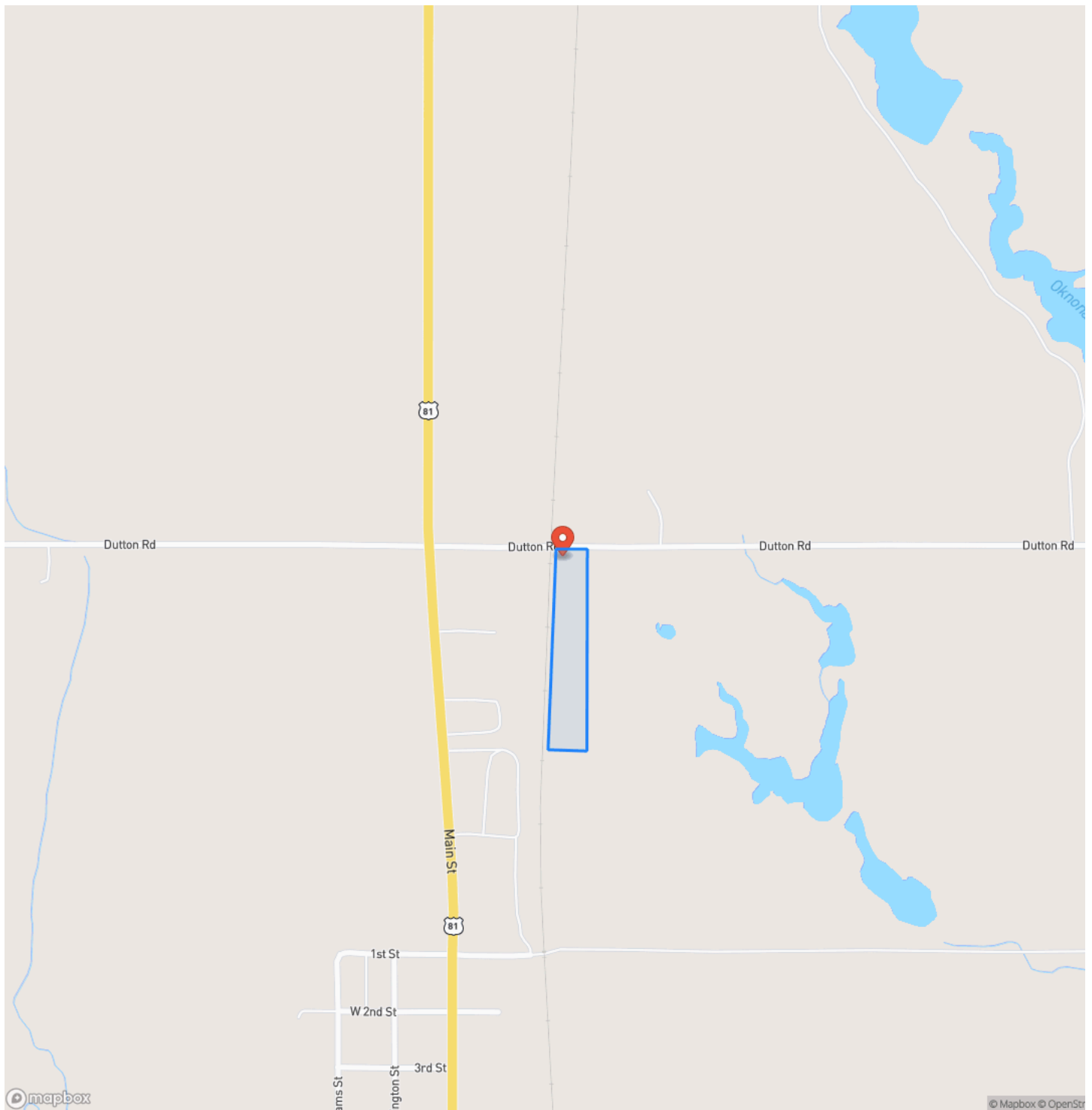
Utilities already in place add significant value and help reduce development costs. A Grady County Rural Water District 6 meter is located on the property and transfers with the sale. Additionally, a septic system remains from a previous residence that was once located on the tract, providing a potential head start for future construction. Buyers should verify condition and suitability for intended use.

This Grady County property offers a strong combination of location, utility availability, and flexible use potential for commercial or residential purposes.

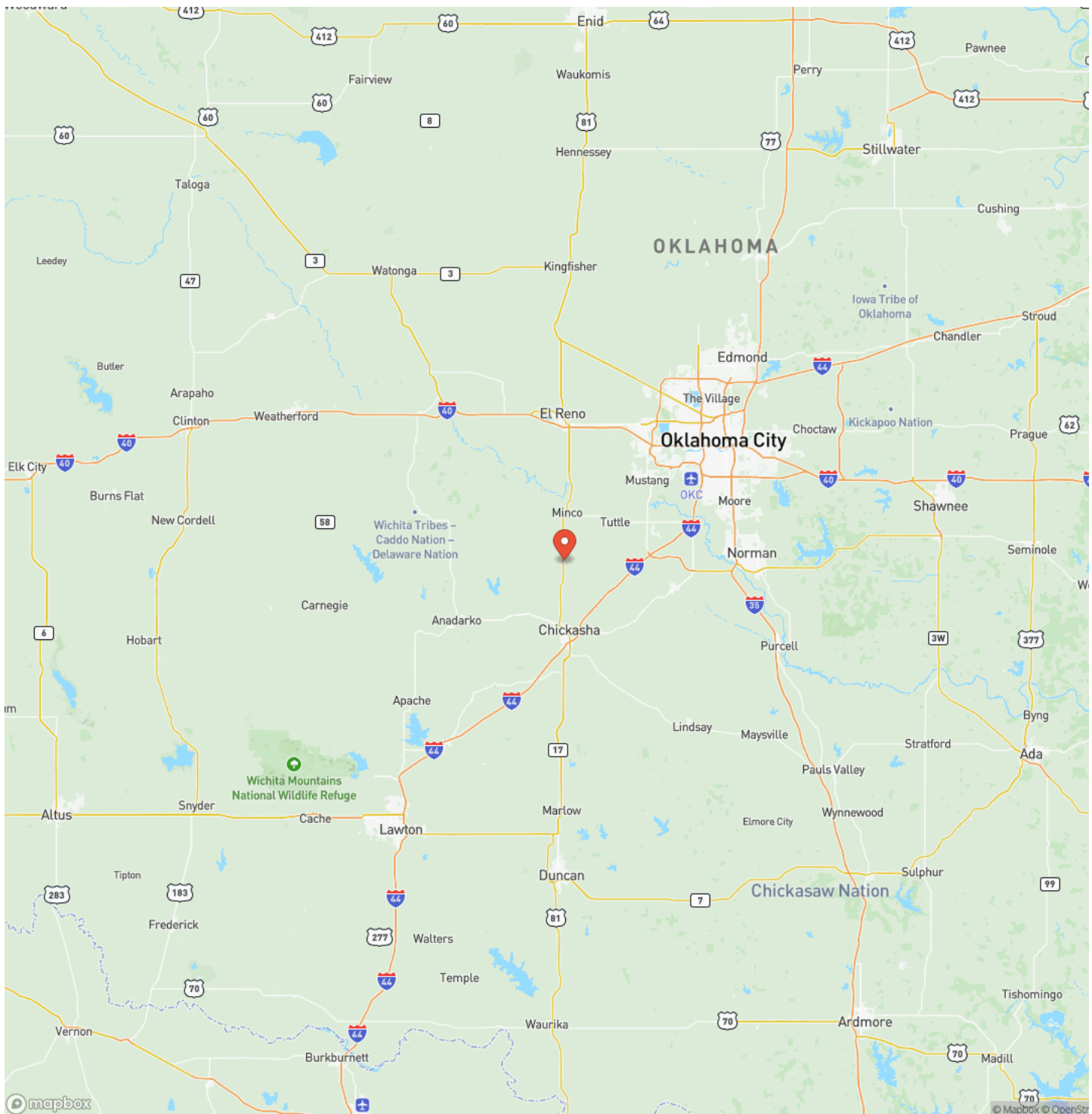
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Locator Map



Locator Map



MORE INFO ONLINE:

<https://clearchoicera.com/>

Satellite Map



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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

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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/>
