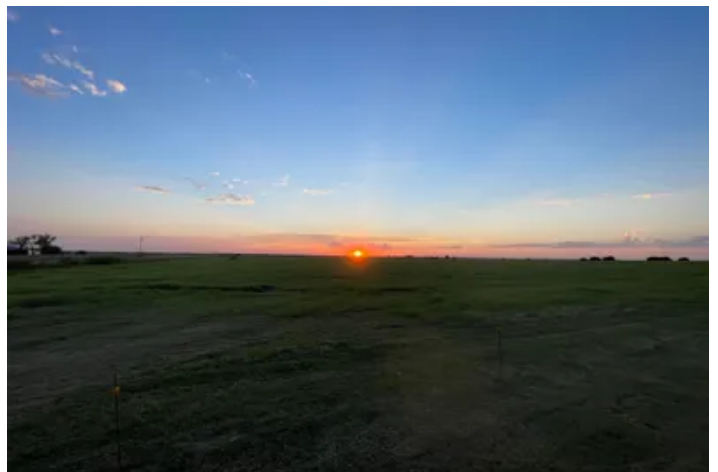


Tract 4 - 54.62 Acres - Amber
1
Amber, OK 73004

\$337,500
54.620± Acres
Grady County



Tract 4 - 54.62 Acres - Amber
Amber, OK / Grady County

SUMMARY

Address

1

City, State Zip

Amber, OK 73004

County

Grady County

Type

Farms, Ranches, Undeveloped Land

Latitude / Longitude

35.153182 / -97.864228

Acreage

54.620

Price

\$337,500

Property Website

<https://clearchoicera.com/property/tract-4-54-62-acres-amber-grady-oklahoma/59760/>



Tract 4 - 54.62 Acres - Amber Amber, OK / Grady County

PROPERTY DESCRIPTION

Discover this secluded rural property, perfectly situated just 40 minutes from Oklahoma City and 20 minutes from Chickasha. With stunning views and a variety of natural features, this 54.62 +/- acre tract offers an ideal setting for your dream home or country retreat.

Key Features:

Size: Approximately 54.62 acres, as per survey.

Location: Secluded yet accessible, located 40 minutes from OKC and 20 minutes from Chickasha.

Water: Newly installed water well with a solar pump, providing 25 gallons per minute.

Natural Features: A pond located in the SE corner, strategically placed near ample cover for deer and other wildlife, enhancing the property's appeal for hunting and wildlife enthusiasts.

Building Options: Multiple potential building sites across the property, allowing flexibility in designing your ideal home or retreat.

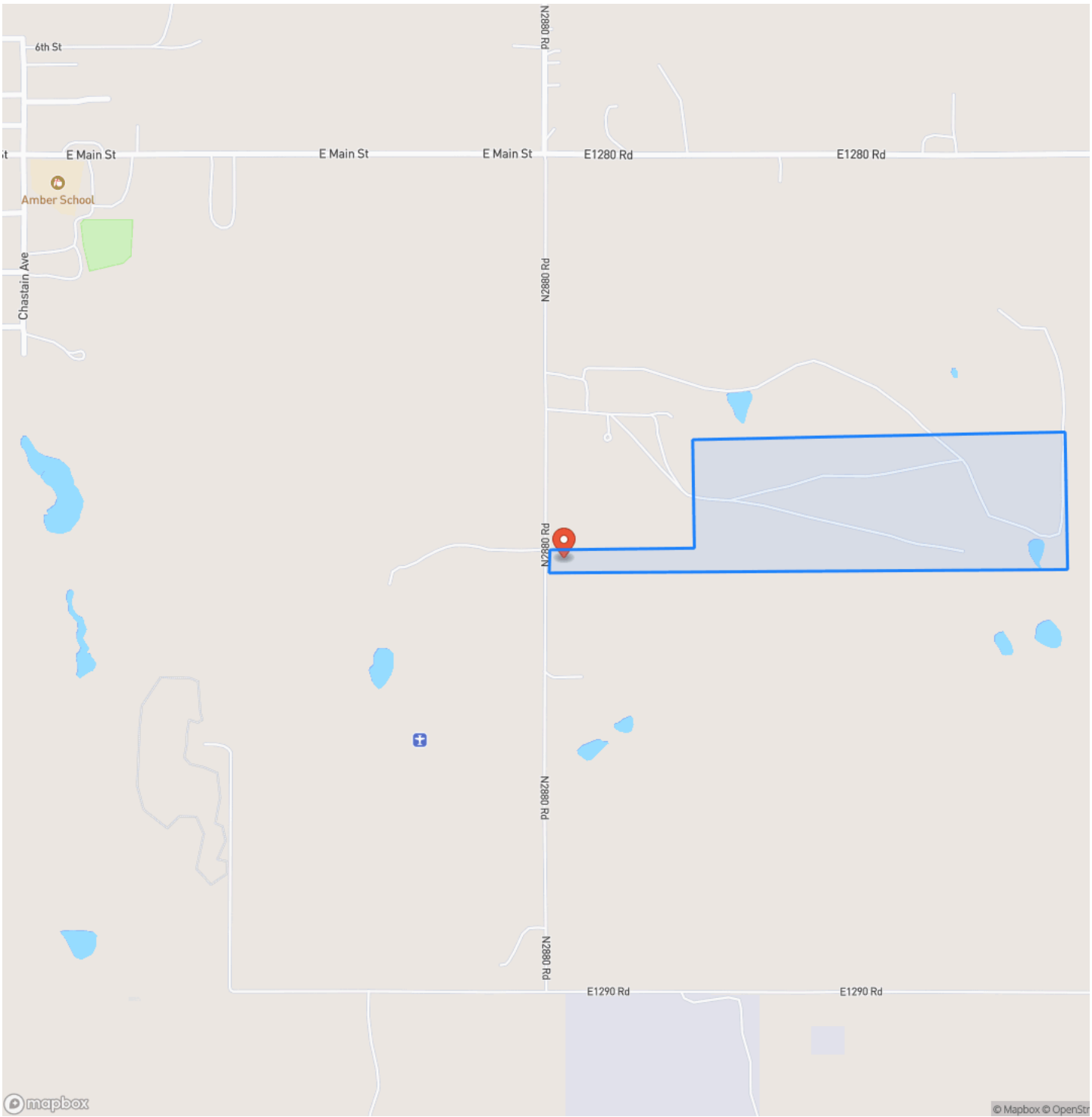
Deed Restrictions: Applicable deed restrictions apply, providing guidelines for property use.

Lifestyle: This property offers a unique blend of privacy and natural beauty, with beautiful views and diverse land features. The presence of a well and pond adds both practical and recreational benefits, while the strategic location near major towns provides convenience without sacrificing seclusion. Whether you're looking for a serene escape or a site for your new home, this property offers the best of rural living with easy access to urban amenities.

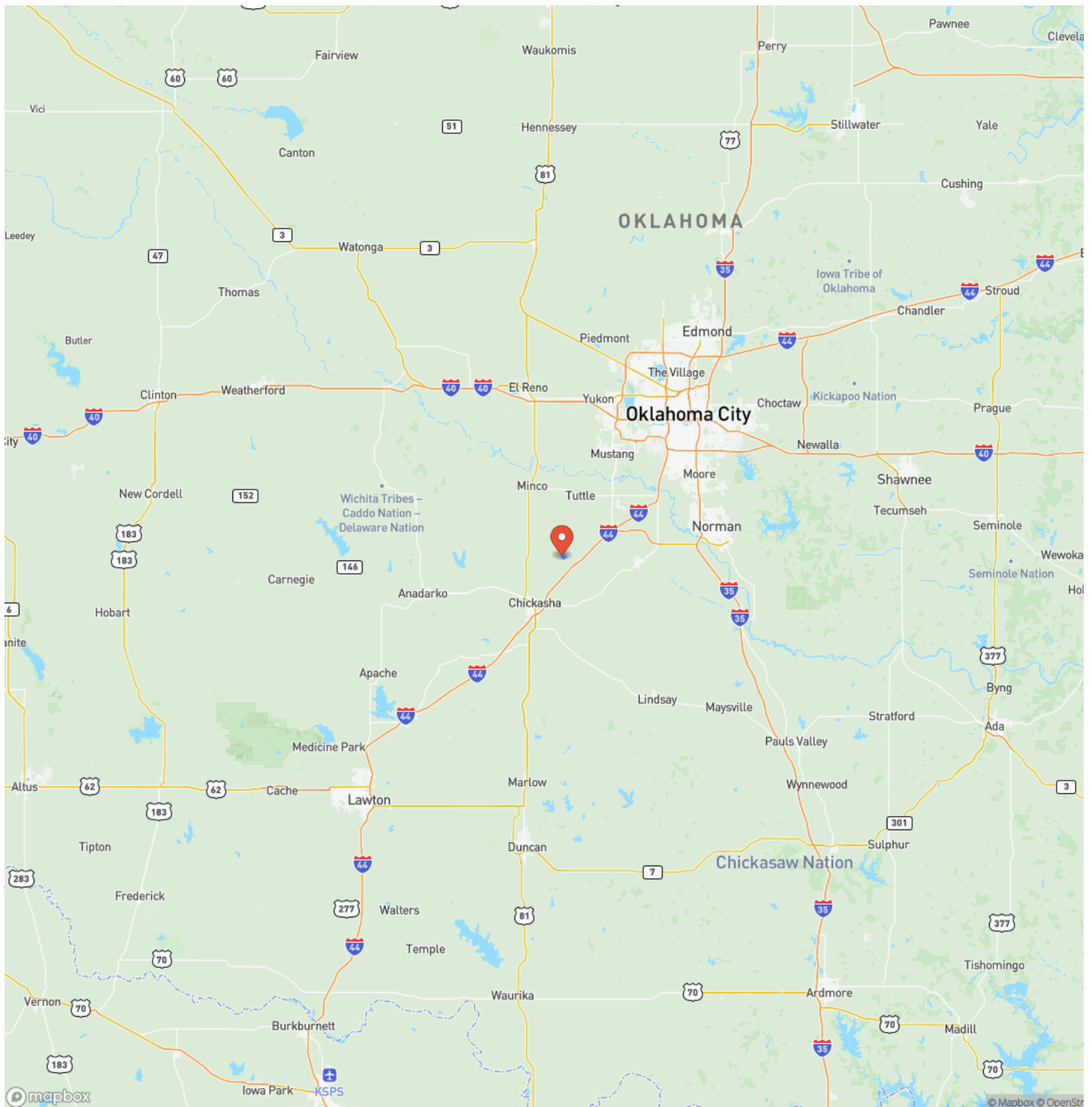
Tract 4 - 54.62 Acres - Amber
Amber, OK / Grady County



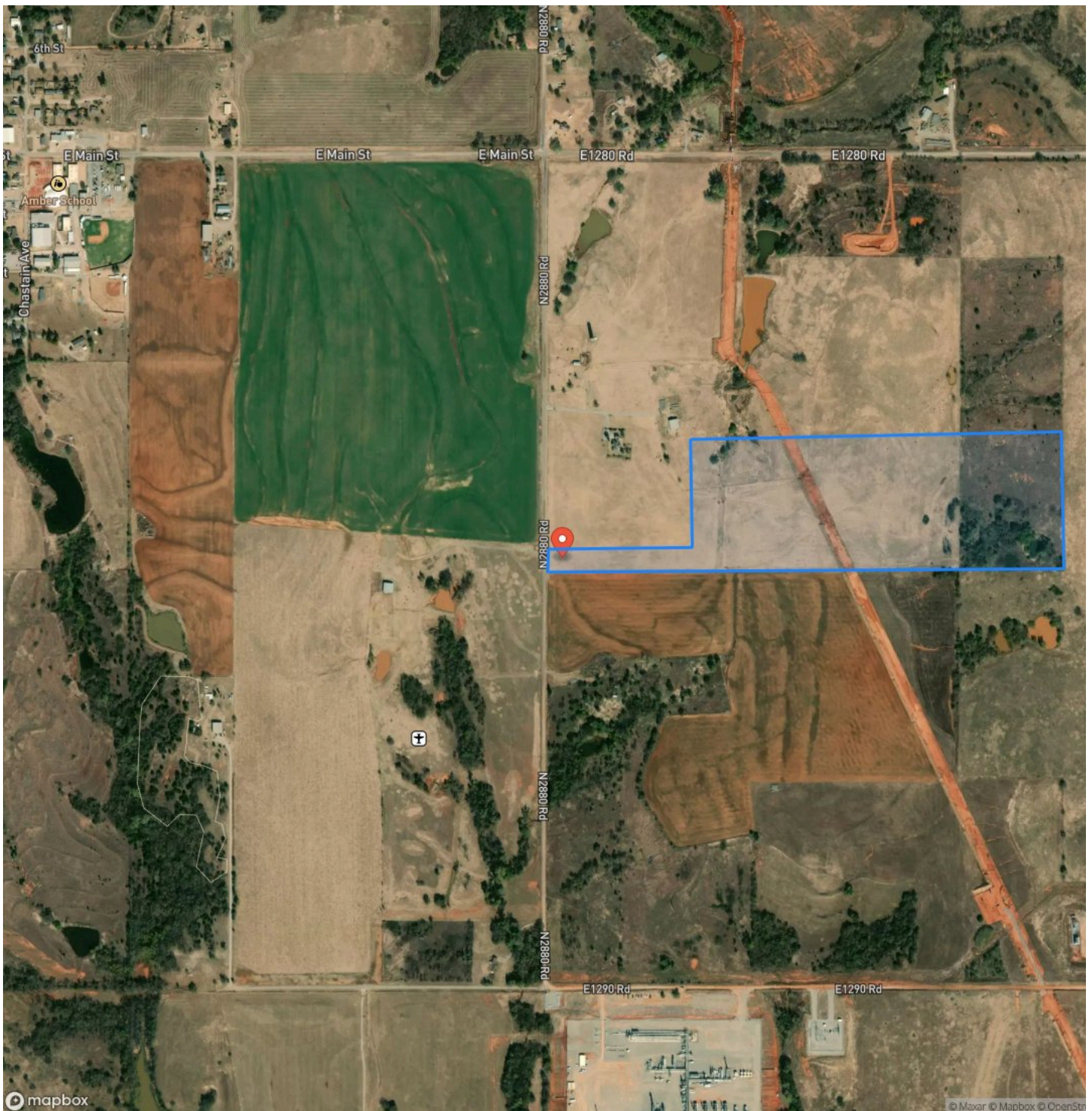
Locator Map



Locator Map



Satellite Map



Tract 4 - 54.62 Acres - Amber
Amber, 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

NOTES

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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
Clearchoicera.com
