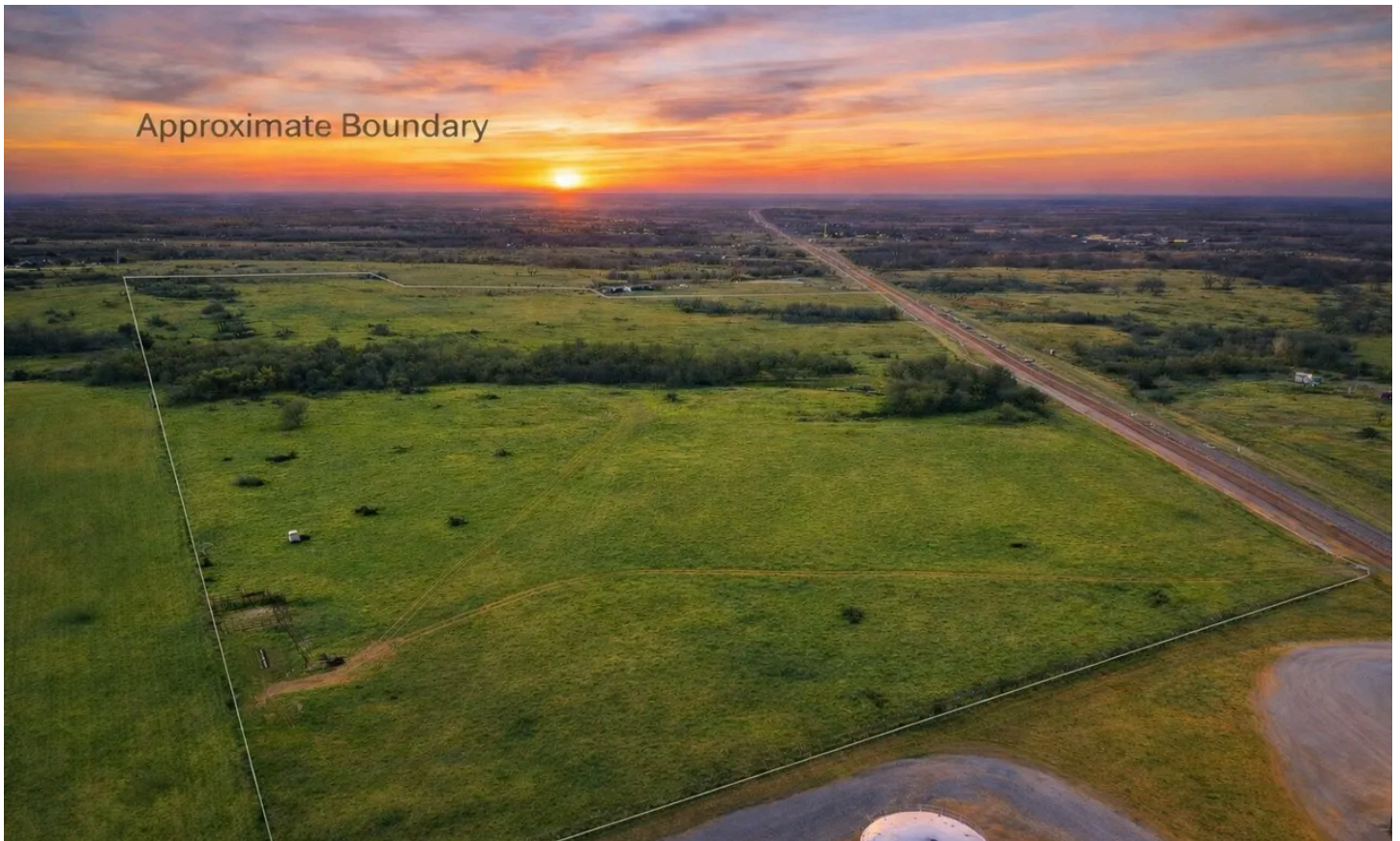


78 +/- AC - Hwy 19 - Alex, OK
E Hwy 19
Alex, OK 73002

78± Acres
Grady County



78 +/- AC - Hwy 19 - Alex, OK
Alex, OK / Grady County

SUMMARY

Address

E Hwy 19

City, State Zip

Alex, OK 73002

County

Grady County

Type

Farms, Business Opportunity, Undeveloped Land

Latitude / Longitude

34.901491 / -97.766242

Acreage

78

Property Website

<https://clearchoicera.com/property/78-ac-hwy-19-alex-ok/grady/oklahoma/96418/>



PROPERTY DESCRIPTION

ONLINE-ONLY LAND AUCTION – 78 +/- acres - ALEX, OK

Bidding Opens: January 28, 2026 @ 10am

Bidding Closes: February 4, 2026 @ 10am

Open House for viewing: January 22 from 10-2pm (*Side by Side will be onsite for tours*)

Rare opportunity to acquire 78 acres ± of productive Oklahoma pasture located east of Alex, OK. This clean, well-configured tract features a favorable mix of native and improved grasses, a dependable on-site pond, and valuable highway frontage that provides excellent access and visibility. Whether you're expanding a cattle operation, producing hay, seeking recreational acreage, or making a long-term land investment, this property offers immediate potential and flexibility.

A completed survey and finalized title work set this offering apart — the property is auction-ready and can close quickly for the winning bidder. The land is being sold AS-IS at online auction; bidders are encouraged to complete inspections and due diligence prior to bidding. Utilities, easements, water rights, and any other matters should be independently verified by prospective buyers.

Highlights include:

- **78 ± acres** of pasture with native and improved grasses suitable for grazing or hay
- **SELLING BY THE ACRE**
- On-site pond providing water for livestock and wildlife
- Highway frontage for convenient access and excellent exposure
- Survey complete and title work finalized — ready to close upon successful bid
- Surface Rights Only
- Parcel ID: 0000-18-05N-05W-4-002-00 (less a 7.16 acre tract out of the NW corner)

This tract will be offered through an online auction platform — registration, deposit requirements, bidding instructions, and full auction terms and conditions are available on the auction listing. All sales are subject to the published auction terms, and the successful bidder must close according to those timelines.

Don't miss your chance to secure a versatile, move-in-ready parcel in a desirable agricultural area east of Alex.

For questions about the property or auction process, contact Tami Utsler @ [405-406-5235](tel:405-406-5235).

Online Auction Features

- **100% online bidding** from any device—no in-person attendance required
- Competitive bidding environment where buyers set the price

Terms & Disclosures

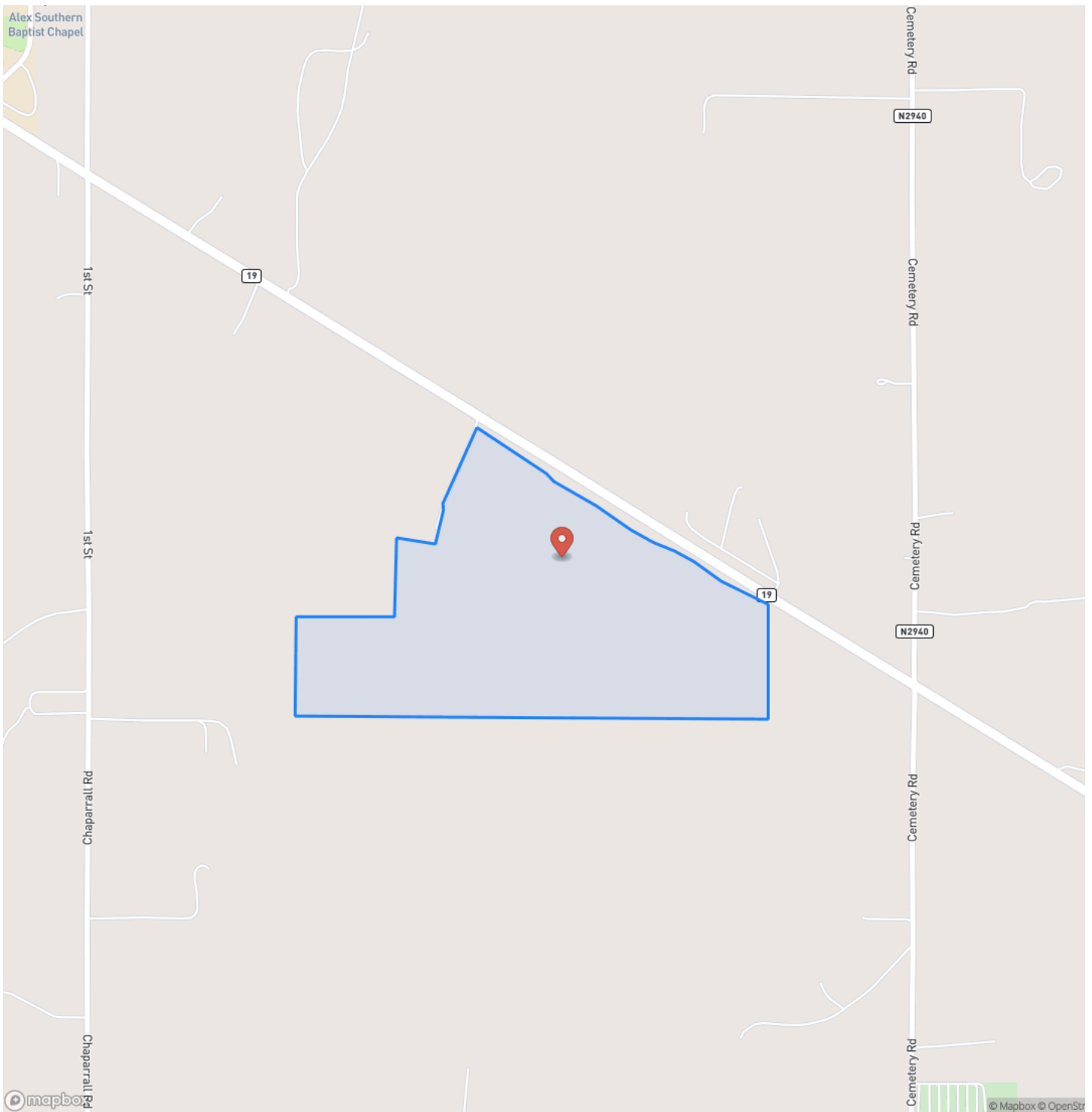
- **Property sells AS-IS**
- **Seller provides clear and marketable title at closing**
- Buyer responsible for verifying all information important to them

Buyer's Premium: 10%

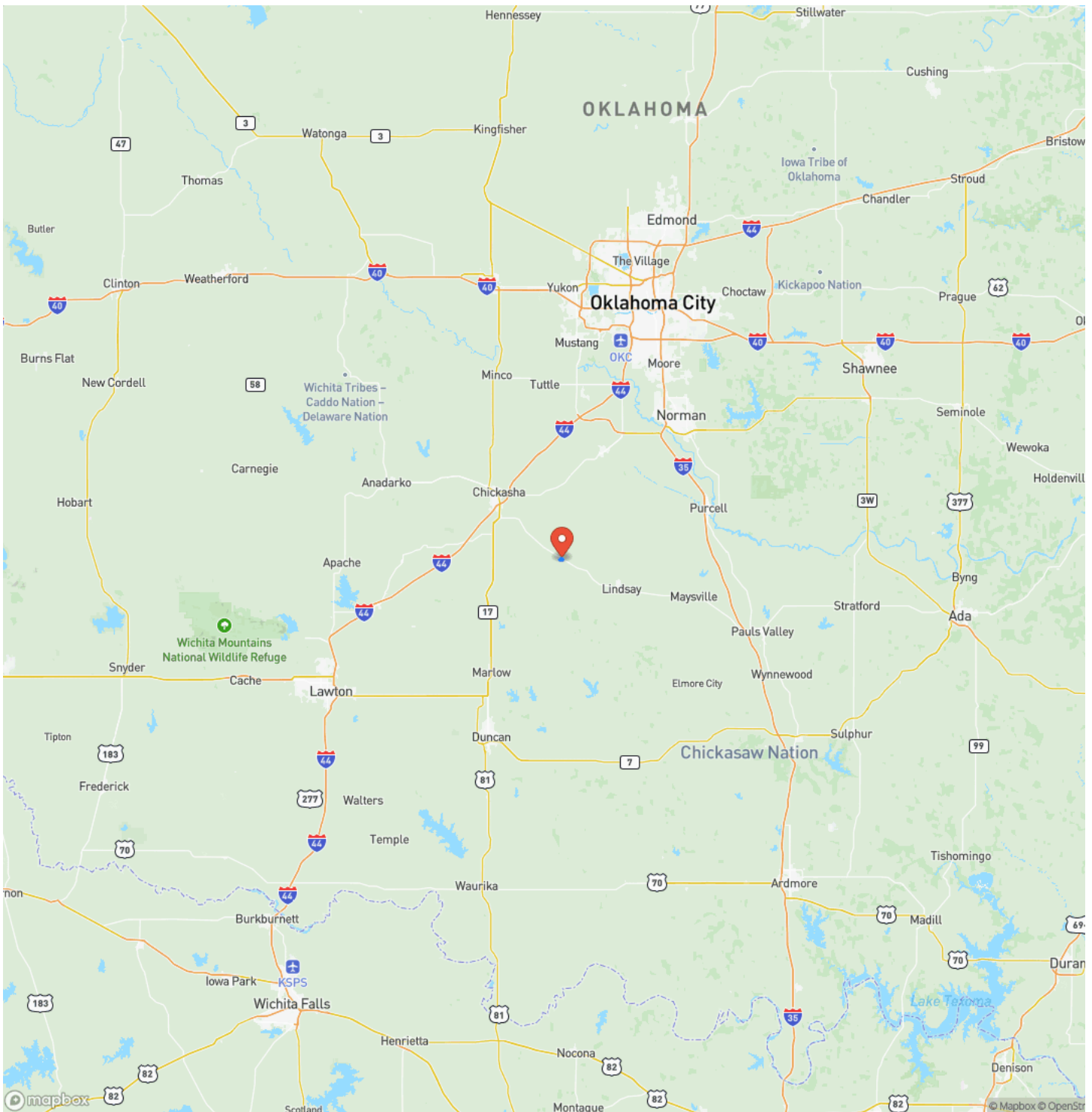
Sells BY THE ACRE + 10% buyer premium = Grand Total Purchase Price



Locator Map



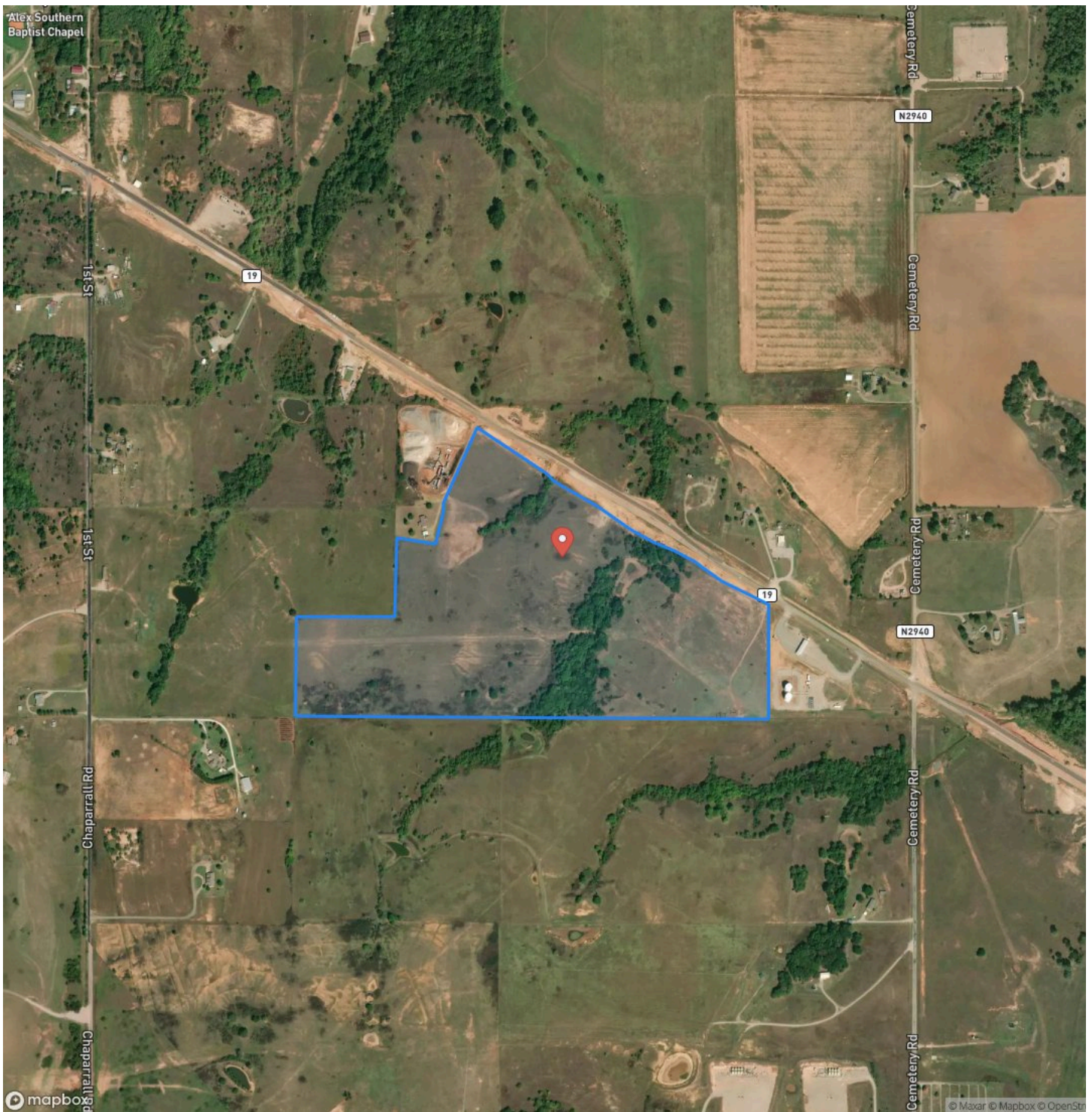
Locator Map



MORE INFO ONLINE:

Clearchoicera.com

Satellite Map



MORE INFO ONLINE:

Clearchoicera.com

78 +/- AC - Hwy 19 - Alex, OK
Alex, 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

[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
Clearchoicera.com
