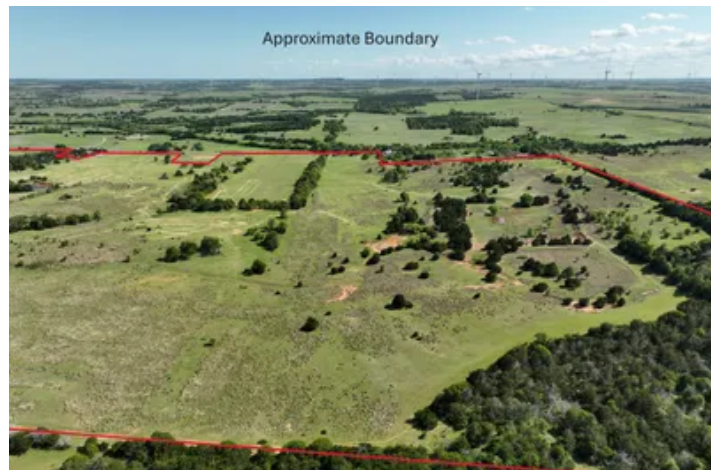
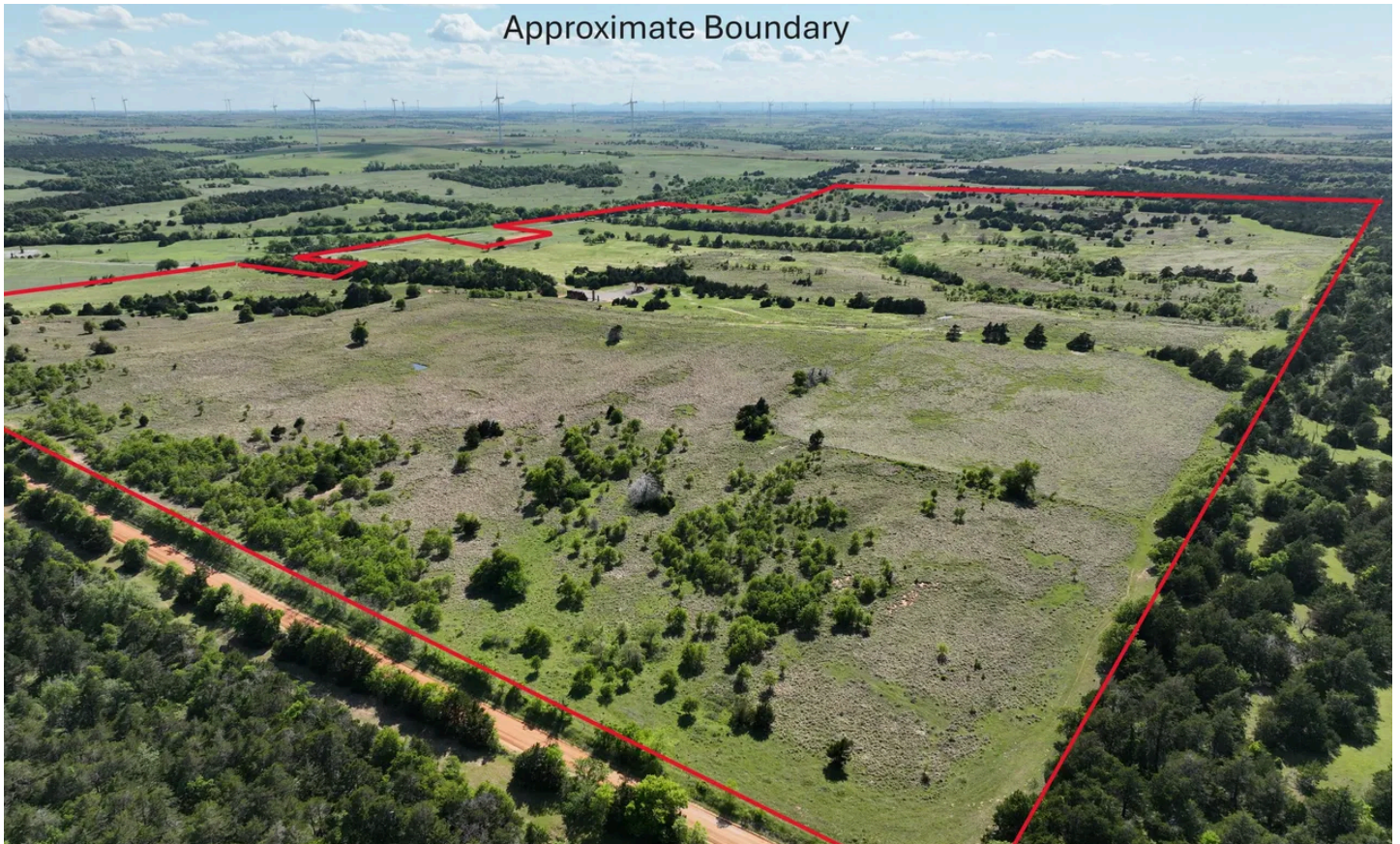


Caddo County 82.49 - Anadarko, OK  
24082 County Road 1380  
Anadarko, OK 73005

**\$245,000**  
82.49± Acres  
Caddo County





**Caddo County 82.49 - Anadarko, OK**  
**Anadarko, OK / Caddo County**

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**SUMMARY**

**Address**

24082 County Road 1380

**City, State Zip**

Anadarko, OK 73005

**County**

Caddo County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

35.015527 / -98.20016

**Taxes (Annually)**

\$25

**Acreage**

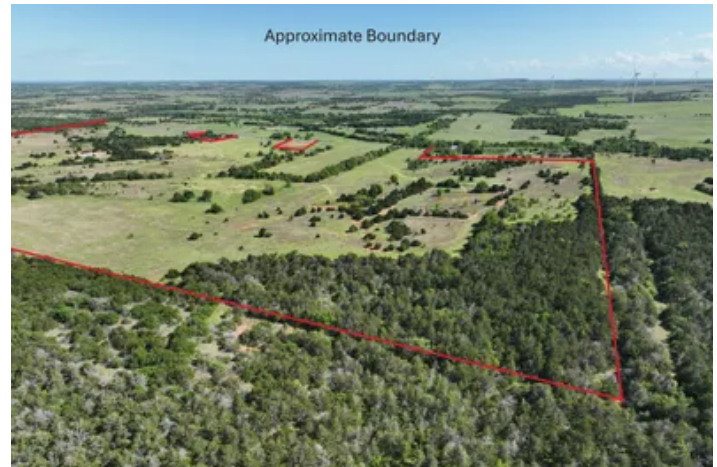
82.49

**Price**

\$245,000

**Property Website**

<https://clearchoicera.com/property/caddo-county-82-49-anadarko-ok/caddo/oklahoma/94223/>



**PROPERTY DESCRIPTION**

Check out this awesome 82.49-acre property in Caddo County — the perfect mix of grazing land, hunting ground, and investment potential. Sitting right off a hard surface road, it's super easy to get to while still offering the peace and quiet of the countryside.

This place is ready to go for your cattle or ranching operation, with plenty of open pasture and solid fencing. If you're into hunting, you'll love it here — there's a nice pond on the property and plenty of cover to attract deer, turkey, and other wildlife. Whether you're dreaming of a weekend hunting spot, a full-time ranch, or just a getaway, this land has what you need.

There's already a working water well on the property, which is a huge plus for keeping livestock watered or setting up future improvements. Plus, there's a wind option lease in place, so you're getting some bonus income potential without lifting a finger.

Located in the Anadarko School District, this spot is great if you're thinking about building a homestead someday, too. Between the good road access, the strong ag setup, the hunting opportunities, and the income from the wind lease, this 82.49-acre property really has something for everyone.

Don't miss out on a chance to own a piece of Oklahoma that's ready for work, play, and investment. Call today to set up a tour — this one won't last long!



Caddo County 82.49 - Anadarko, OK  
Anadarko, OK / Caddo County

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## Locator Map

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## Locator Map

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## 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



[illegible]

## **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.

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