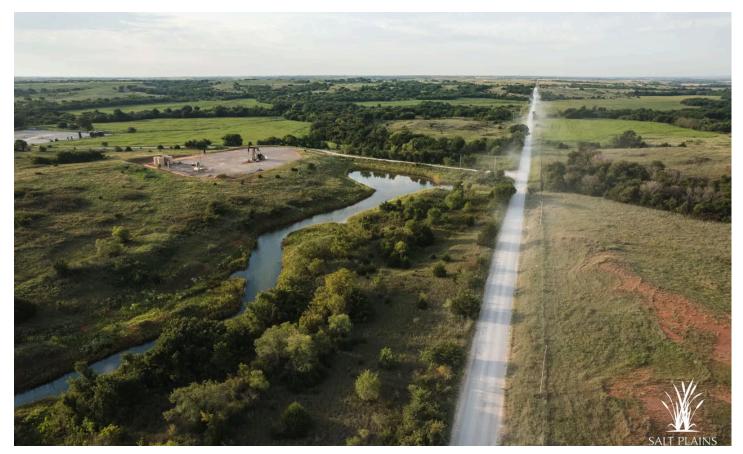
450 acres County Rd N2920 Amber, OK 73004 \$2,400,000 450± Acres Grady County







450 acres

Amber, OK / Grady County

SUMMARY

Address

County Rd N2920

City, State Zip

Amber, OK 73004

County

Grady County

Type

Farms, Ranches, Hunting Land, Recreational Land, Undeveloped Land, Timberland, Horse Property

Latitude / Longitude

35.114182 / -97.792554

Acreage

450

Price

\$2,400,000









450 acres Amber, OK / Grady County

PROPERTY DESCRIPTION

Presenting a remarkable 450-acre land opportunity strategically positioned between Blanchard and Chickasha, this property offers exceptional agricultural and recreational potential. Located just three miles north of Highway 62, the tract features premium Class 2 tillable soils that provide outstanding agricultural productivity and versatility for crop cultivation or livestock operations.

A live creek traverses the property, delivering critical water resources and enhancing the land's intrinsic value. The landscape is characterized by mature timber stands that create an ideal ecological environment, particularly for wildlife management and hunting pursuits. These woodlands provide superior habitat for robust whitetail deer and wild turkey populations, making the property a premier destination for conservation-minded landowners and hunting enthusiasts.

The property's diverse terrain and natural features create multiple strategic opportunities for land use. The combination of high-quality agricultural soils, consistent water access, and mature timber positions this tract as an exceptional investment for those seeking a multipurpose rural property. Whether your objective is agricultural production, wildlife conservation, recreational hunting, or a strategic land investment, this 450-acre parcel represents a compelling opportunity to acquire a significant and versatile Oklahoma land asset.

Owner is will to subdivide property







450 acres Amber, OK / Grady County

LISTING REPRESENTATIVE For more information contact:



Representative

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Mobile

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Address

City / State / Zip

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NOTES		



<u>NOTES</u>		



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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