

15 acres - Tuttle, Ok - Tuttle School District
1643 County Road 1245
Tuttle, OK 73089

\$450,000
15± Acres
Grady County



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Tuttle, OK / Grady County

SUMMARY

Address

1643 County Road 1245

City, State Zip

Tuttle, OK 73089

County

Grady County

Type

Undeveloped Land, Business Opportunity

Latitude / Longitude

35.211267 / -97.820893

HOA (Annually)

400

Acreage

15

Price

\$450,000

Property Website

<https://clearchoicera.com/property/15-acres-tuttle-ok-tuttle-school-district-grady-oklahoma/91686/>



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PROPERTY DESCRIPTION

Endless possibilities await on this beautiful 15-acre property located in the sought-after Tuttle School District. Whether you're looking for a private homestead, recreational getaway, or your next investment opportunity, this land offers the perfect blend of rural charm and development potential. With plenty of space to roam, the property provides multiple ideal building sites surrounded by open countryside and peaceful views.

Nature lovers will appreciate the abundance of wildlife — deer, turkey, and other small game can often be seen throughout the area, making it perfect for outdoor recreation or simply enjoying quiet evenings watching wildlife from your porch. The land offers a true sense of country living while remaining conveniently close to town, with Tuttle, Mustang, and Chickasha all just a short drive away.

For those seeking an investment or development project, the new owner could easily **subdivide the property into 2.5-acre tracts** (subject to local approvals), providing excellent opportunities for resale or for creating a small rural community. The land is a **blank slate**, ready for your ideas — build your dream home, establish a hobby farm, or design a family compound with space for everyone.

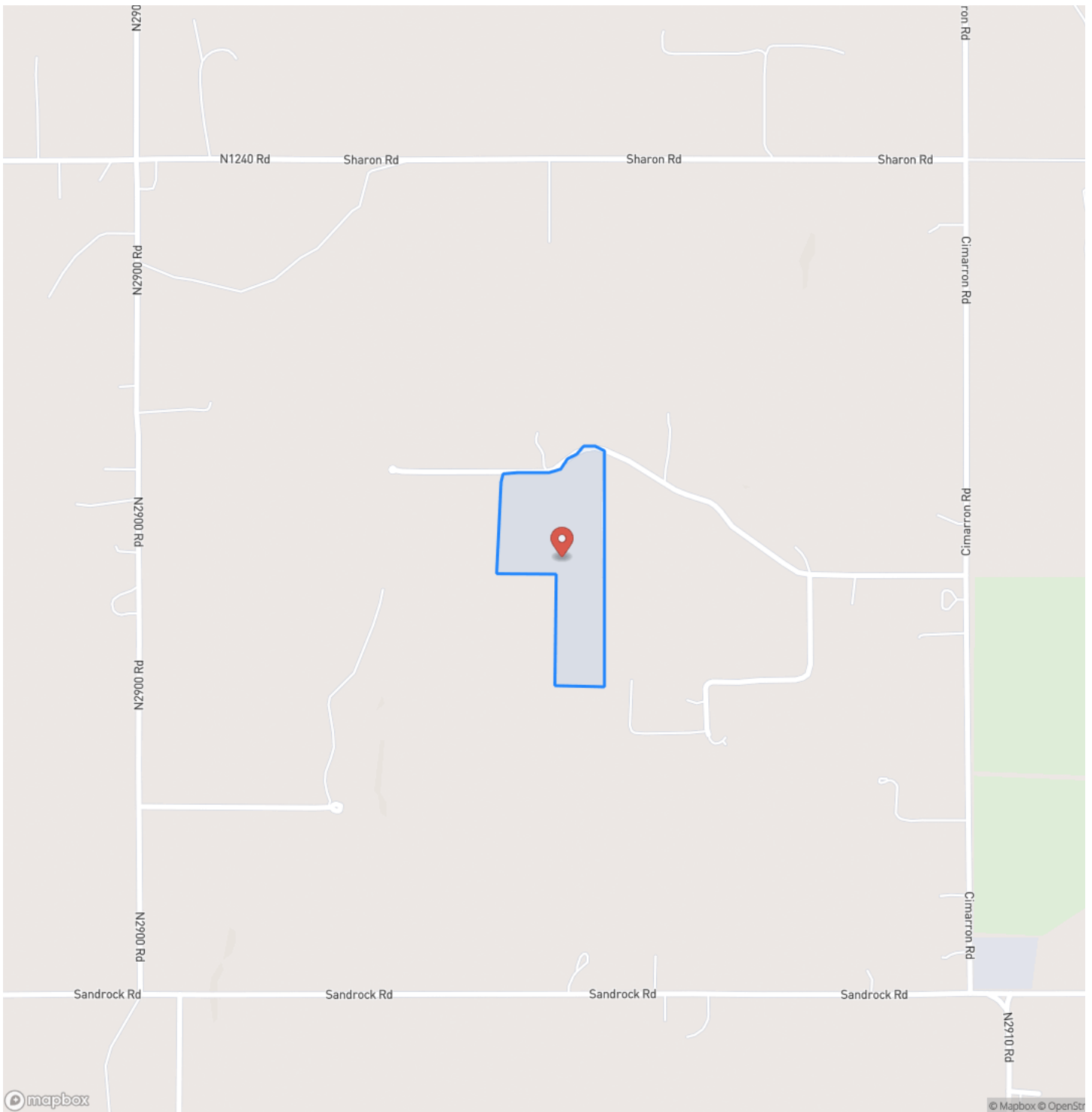
Rural water is nearby, and a private well and septic system will be required, giving you full control of your own utilities. With no existing structures or restrictions holding you back, this acreage offers the freedom to make your vision a reality.

If you've been dreaming of a property that combines peaceful country living, development flexibility, and long-term value, this 15-acre tract delivers it all. **Don't miss the chance to secure your piece of Oklahoma countryside and turn this blank canvas into something truly special.**

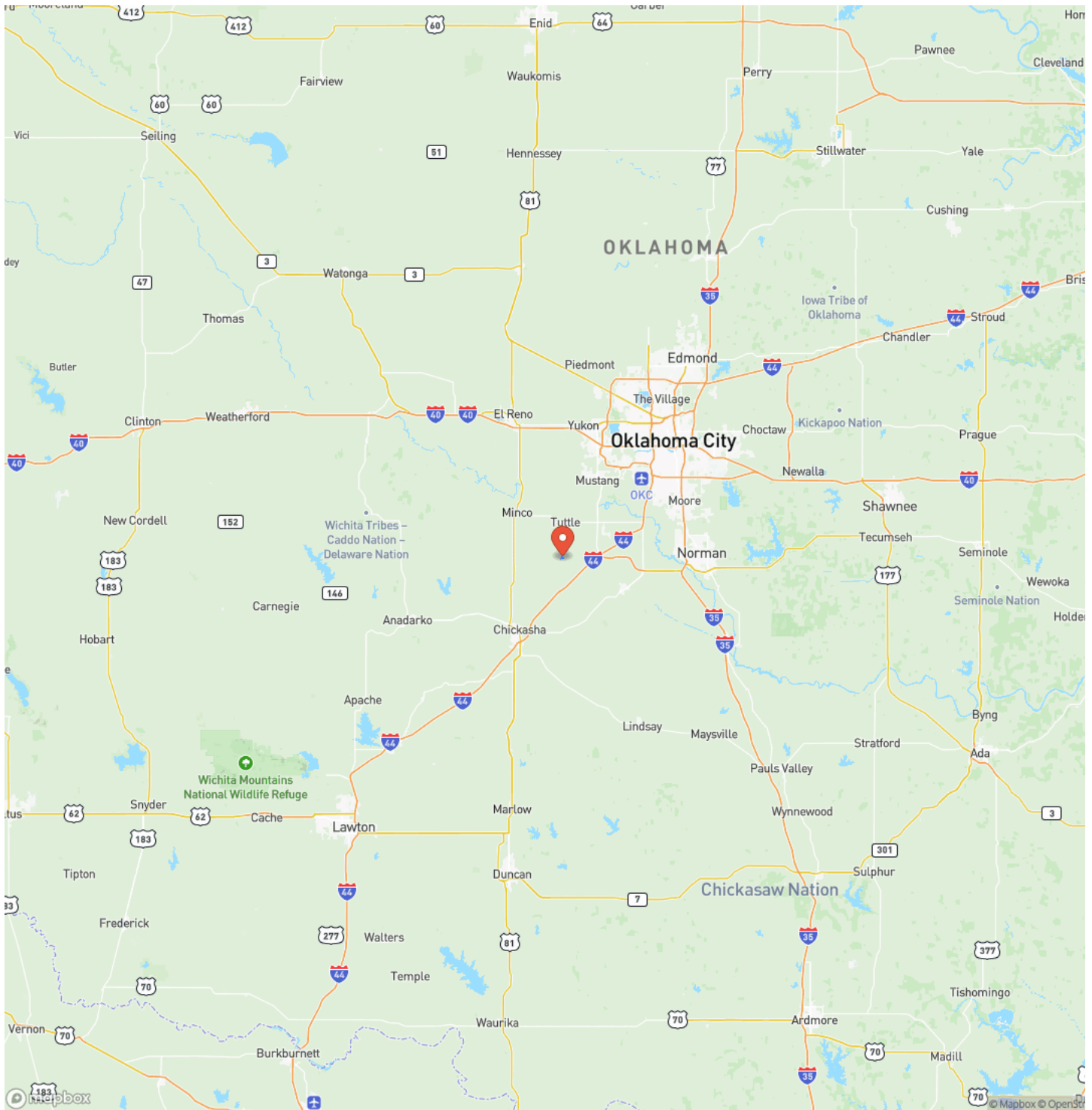
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Locator Map



Locator Map



MORE INFO ONLINE:

Clearchoicera.com

Satellite Map



MORE INFO ONLINE:

[Clearchoicera.com](https://clearchoicera.com)

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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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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