

Salt Creek 100 - Pocasset, OK
1
Pocasset, OK 73079

\$400,000
100± Acres
Grady County



Salt Creek 100 - Pocasset, OK
Pocasset, OK / Grady County

SUMMARY

Address

1

City, State Zip

Pocasset, OK 73079

County

Grady County

Type

Ranches, Undeveloped Land

Latitude / Longitude

35.169349 / -97.96894

Taxes (Annually)

259

Acreage

100

Price

\$400,000

Property Website

<https://clearchoicera.com/property/salt-creek-100-pocasset-ok-grady-oklahoma/66137/>



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PROPERTY DESCRIPTION

100 Acres in Amber-Pocasset School District Location: Amber, OK
Property Type: Vacant Land / Agricultural

Property Overview:

100 acres of prime rural land located in the Amber-Pocasset School District. Ideal for agricultural use, ranching, or development, this property features two ponds, catch pens, and grazing pasture for livestock. Situated just 1.25 miles from Highway 81, this location offers the perfect balance of country living with convenient access to nearby cities.

Property Features:

- **Lot Size:** 100 acres
- **Two Ponds:** Ideal for livestock or potential water features
- **Water:** Grady County RWD 6 meter is available for this property
- **Catch Pens:** Ready for ranching or livestock management
- **Grazing Pasture:** Well-suited for cattle or other livestock
- **Topography:** Mostly flat with open fields, perfect for grazing

Location:

- **Distance to Chickasha:** 20 minutes
- **Distance to Oklahoma City:** 45 minutes
- **Proximity to Hwy 81:** 1.25 miles from Highway 81 for easy access

Potential Uses:

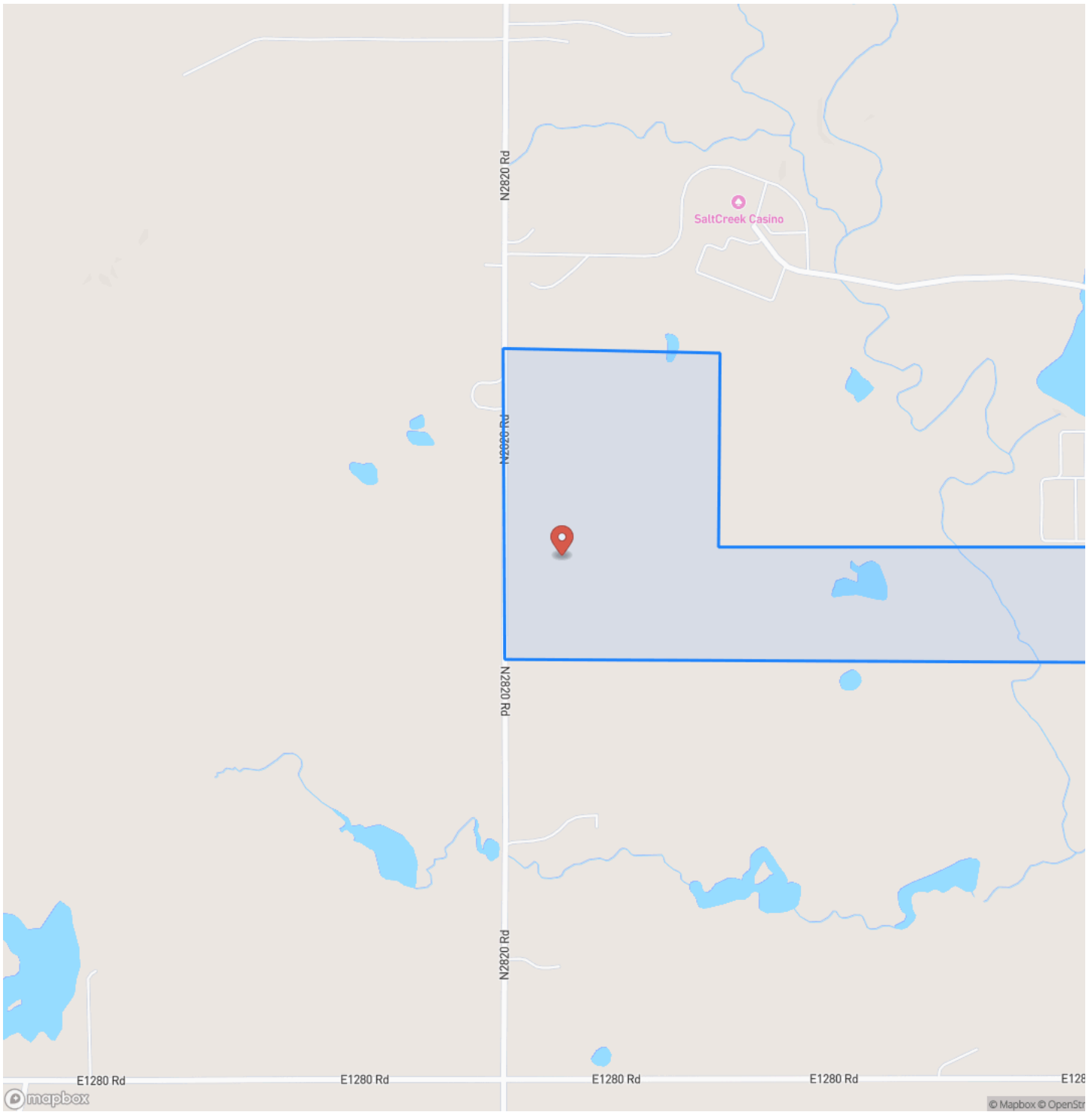
- Agricultural (cattle, horse pasture, or farming)
- Recreational use (hunting, fishing, etc.)

School District: Amber-Pocasset School District

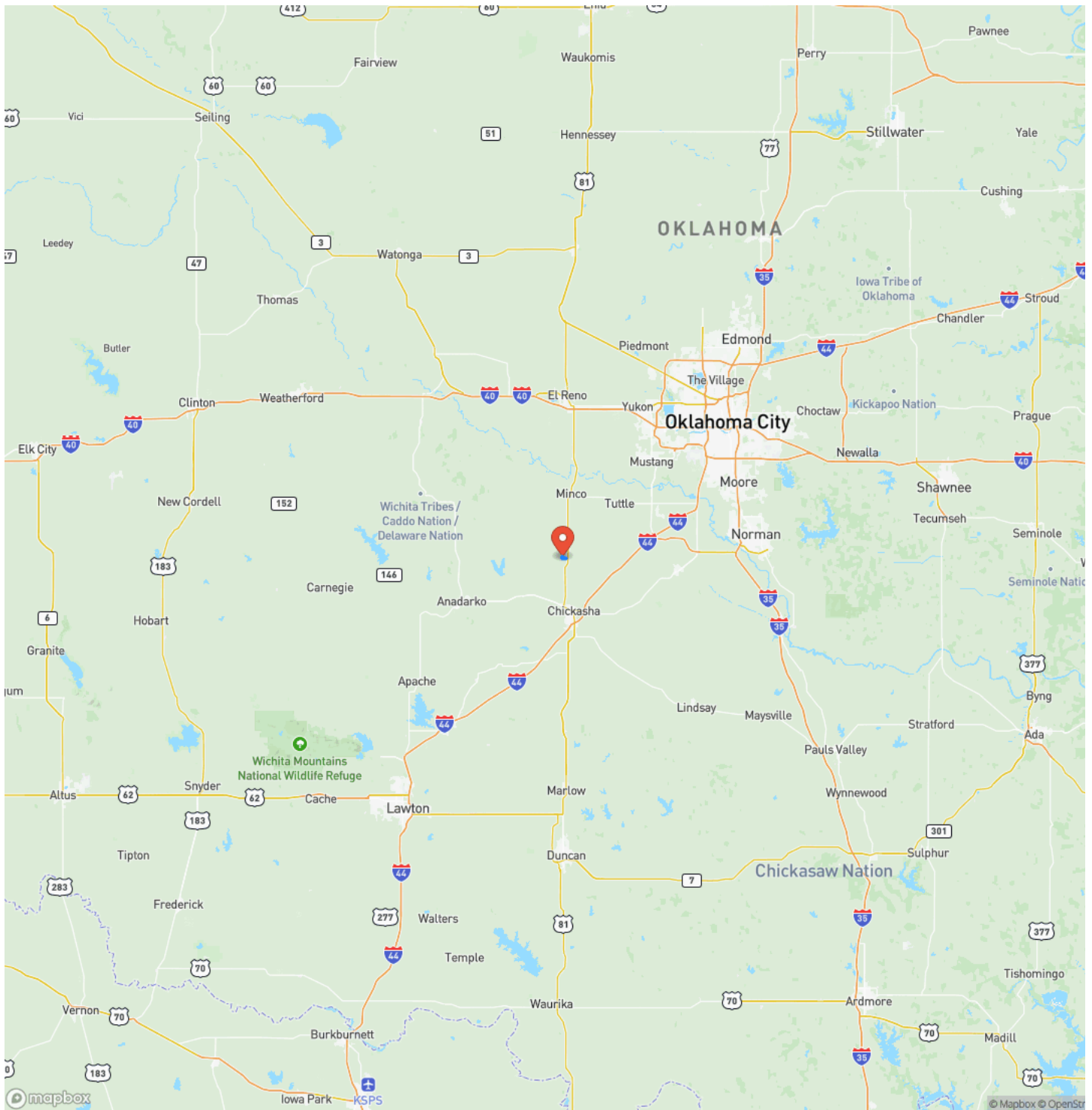
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Locator Map



Locator Map



MORE INFO ONLINE:

Clearchoicera.com

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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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