

32 Ac - Hwy 62 - Verden, Ok  
215 Hwy 62  
Verden, OK 73092

**\$325,000**  
32.570± Acres  
Grady County



**32 Ac - Hwy 62 - Verden, Ok**  
**Verden, OK / Grady County**

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**SUMMARY**

**Address**

215 Hwy 62

**City, State Zip**

Verden, OK 73092

**County**

Grady County

**Type**

Undeveloped Land

**Latitude / Longitude**

35.085224 / -98.059556

**Acreage**

32.570

**Price**

\$325,000

**Property Website**

<https://clearchoicera.com/property/32-ac-hwy-62-verden-ok-grady-oklahoma/83498/>



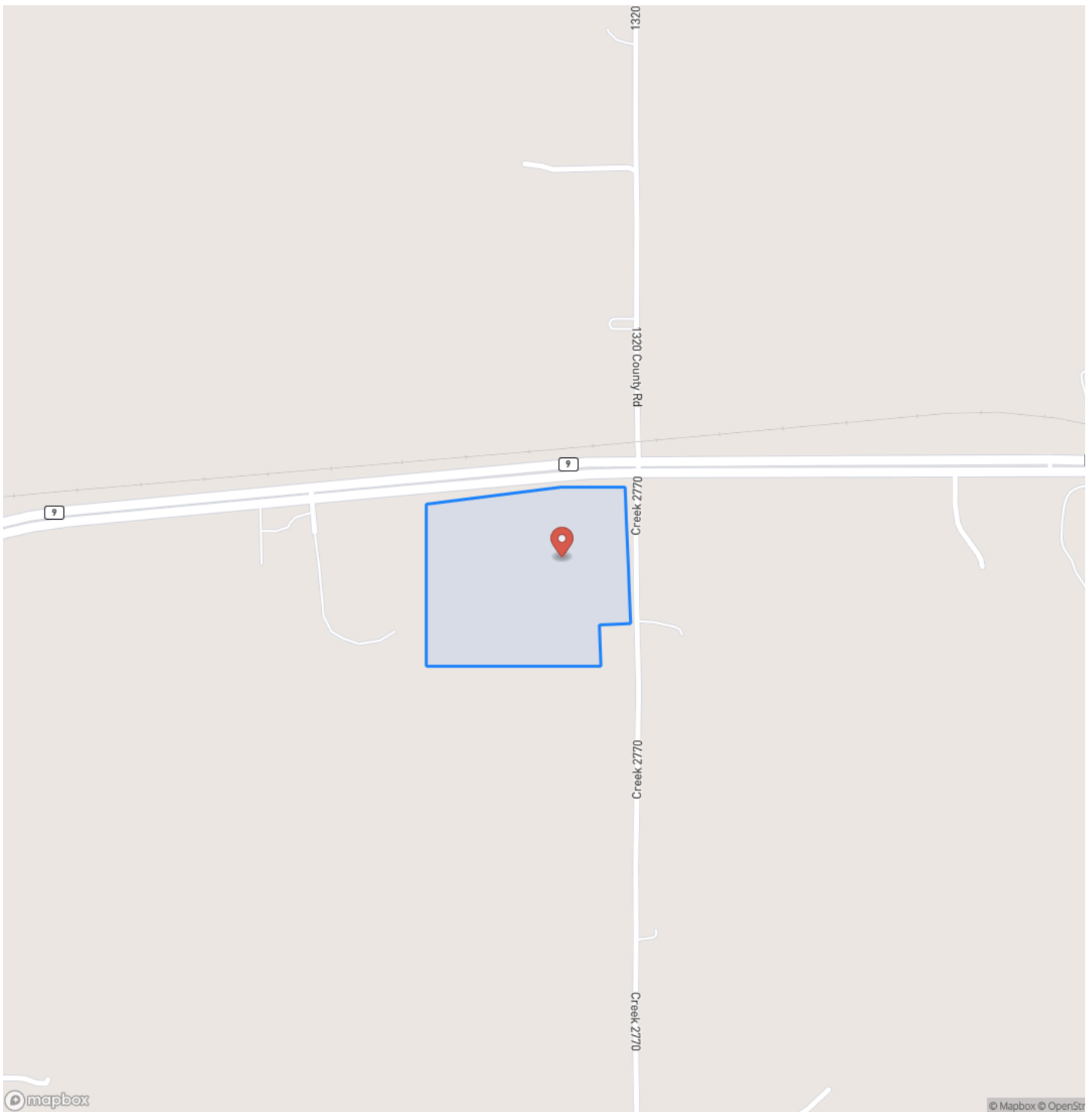
**PROPERTY DESCRIPTION**

This 32.57-acre tract of raw land offers an excellent opportunity for investors, developers, or business owners looking to secure a high-visibility site in a growing area. With direct frontage on Highway 62 between Chickasha and Verden, this property sees an average daily traffic count of approximately 5,300 vehicles—making it an ideal location for commercial development, investment, or a long-term hold. Whether you're planning to build immediately or want to divide and sell in the future, this property provides multiple options to capitalize on the location and visibility. The land is mostly level and open, making it easy to work with and adaptable to many uses. The rectangular shape and ample acreage provide flexibility for everything from retail or warehouse construction to service-based businesses, equipment yards, or storage. It's also a prime candidate for dividing into smaller commercial lots, giving buyers several ways to generate returns. The area remains lightly developed, meaning now is the time to establish your presence before values rise with future growth. Rural water is located across the road at the northeast corner of the property, simplifying utility access for your project. The location is central, providing quick access to Chickasha's commercial amenities and Verden's quiet charm, while still offering open space and room to grow. Few properties offer this kind of highway frontage and traffic exposure combined with this much usable land. Whether you want to build, divide, or simply hold for the future, this tract offers visibility, accessibility, and potential that are hard to match.

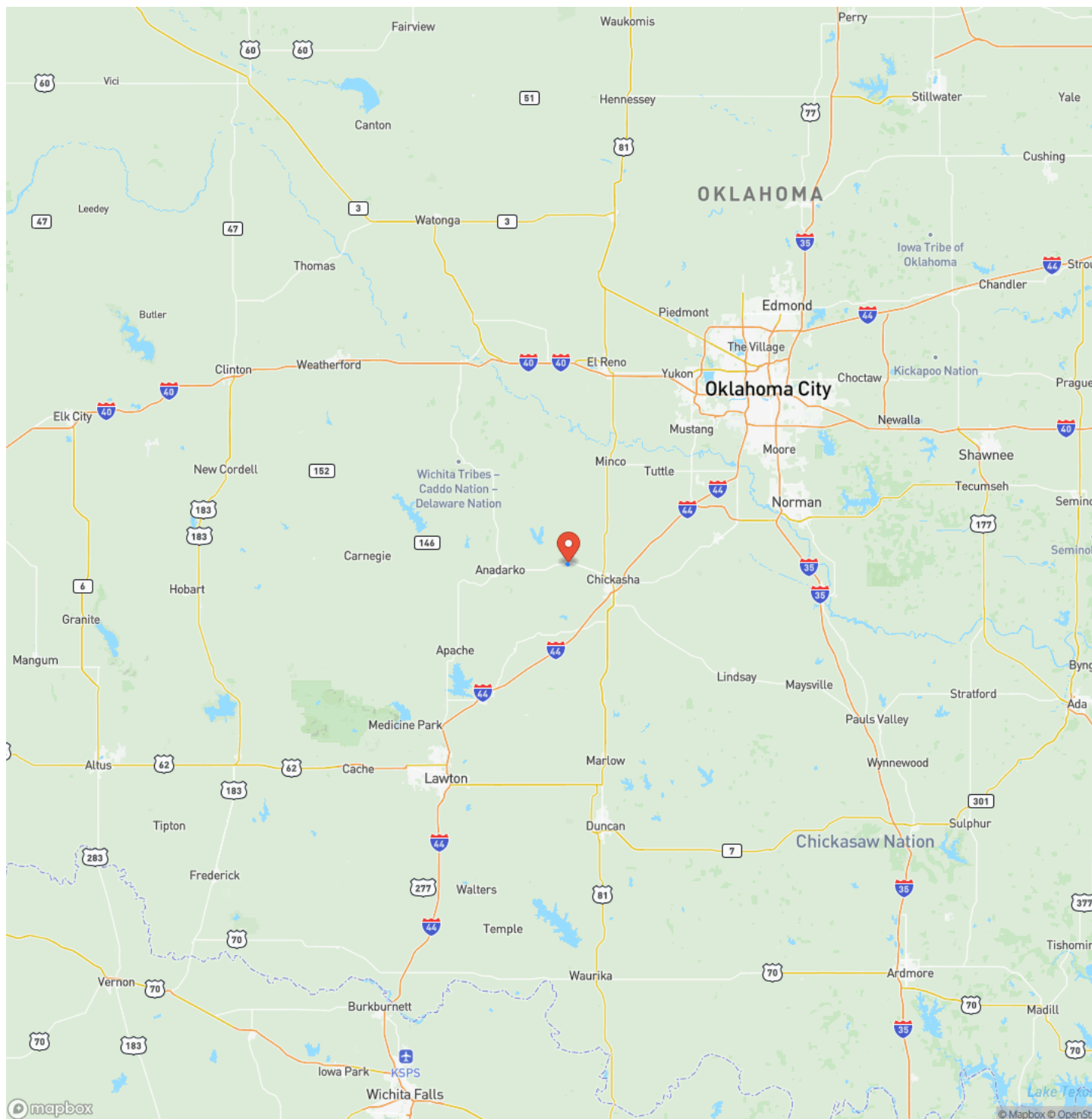




## Locator Map



## Locator Map





## Satellite Map



**MORE INFO ONLINE:**

[Clearchoicera.com](http://Clearchoicera.com)

## 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

## NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings on the paper.



## This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

## **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.

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