

1494 County Rd 1250 ~ Tuttle, Ok
1494 County Rd. 1250
Tuttle, OK 73089

\$400,000
10± Acres
Grady County



**1494 County Rd 1250 ~ Tuttle, Ok
Tuttle, OK / Grady County**

SUMMARY

Address

1494 County Rd. 1250

City, State Zip

Tuttle, OK 73089

County

Grady County

Type

Residential Property

Latitude / Longitude

35.205462 / -97.847066

Taxes (Annually)

4471

Dwelling Square Feet

1325

Bedrooms / Bathrooms

3 / 2

Acreage

10

Price

\$400,000

Property Website

<https://clearchoicera.com/property/1494-county-rd-1250-tuttle-ok-grady-oklahoma/67723/>



**1494 County Rd 1250 ~ Tuttle, Ok
Tuttle, OK / Grady County**

PROPERTY DESCRIPTION

Versatile 10-Acre Property with Home and Shop in Amber-Pocasset School District

Discover endless possibilities with this sprawling 10-acre property, complete with a home, a fairly new shop, and two separate legal descriptions. Situated in the highly desirable Amber-Pocasset School District and serviced by Rural Water 6, this property offers unmatched potential.

The unique setup allows you to section off the front house while keeping the remaining acreage to build your dream home, creating the ultimate rural retreat. Alternatively, you could sell the front portion or use it as a rental property for additional income.

Conveniently located near Hwy 92, enjoy quick access to Tuttle, Chickasha, Mustang, or Minco, combining the tranquility of country living with easy access to nearby amenities.

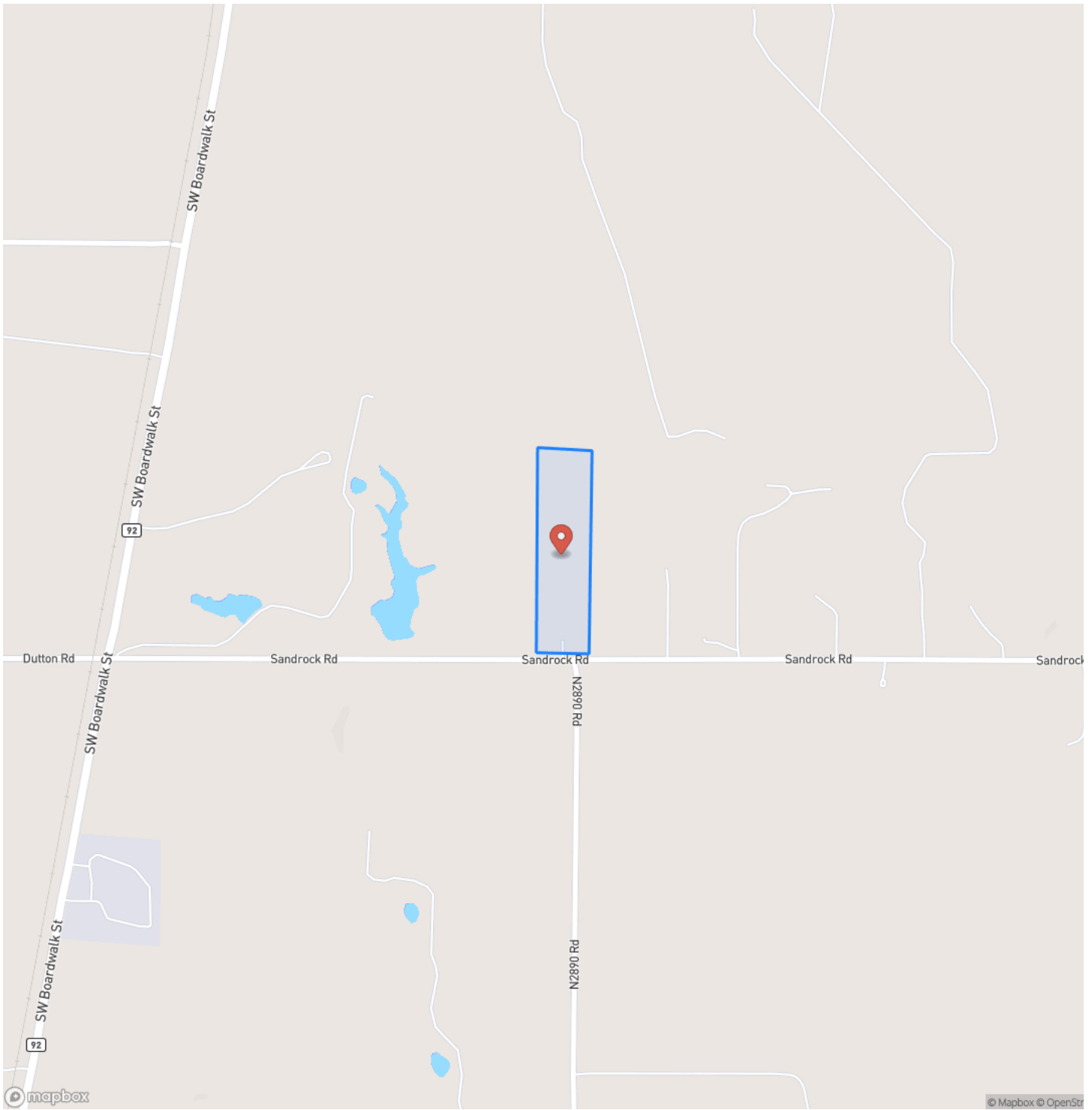
Whether you're looking for a homestead, an investment opportunity, or a multi-purpose property, this is your chance to own a piece of land with limitless potential.

[Property Disclosures PDF Click Here](#)

1494 County Rd 1250 ~ Tuttle, Ok
Tuttle, OK / Grady County



Locator Map



Satellite Map



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.

Clear Choice Realty & Auction LP
P.O. Box 40
Minco, OK 73059
(405) 406-5235
Clearchoicera.com
