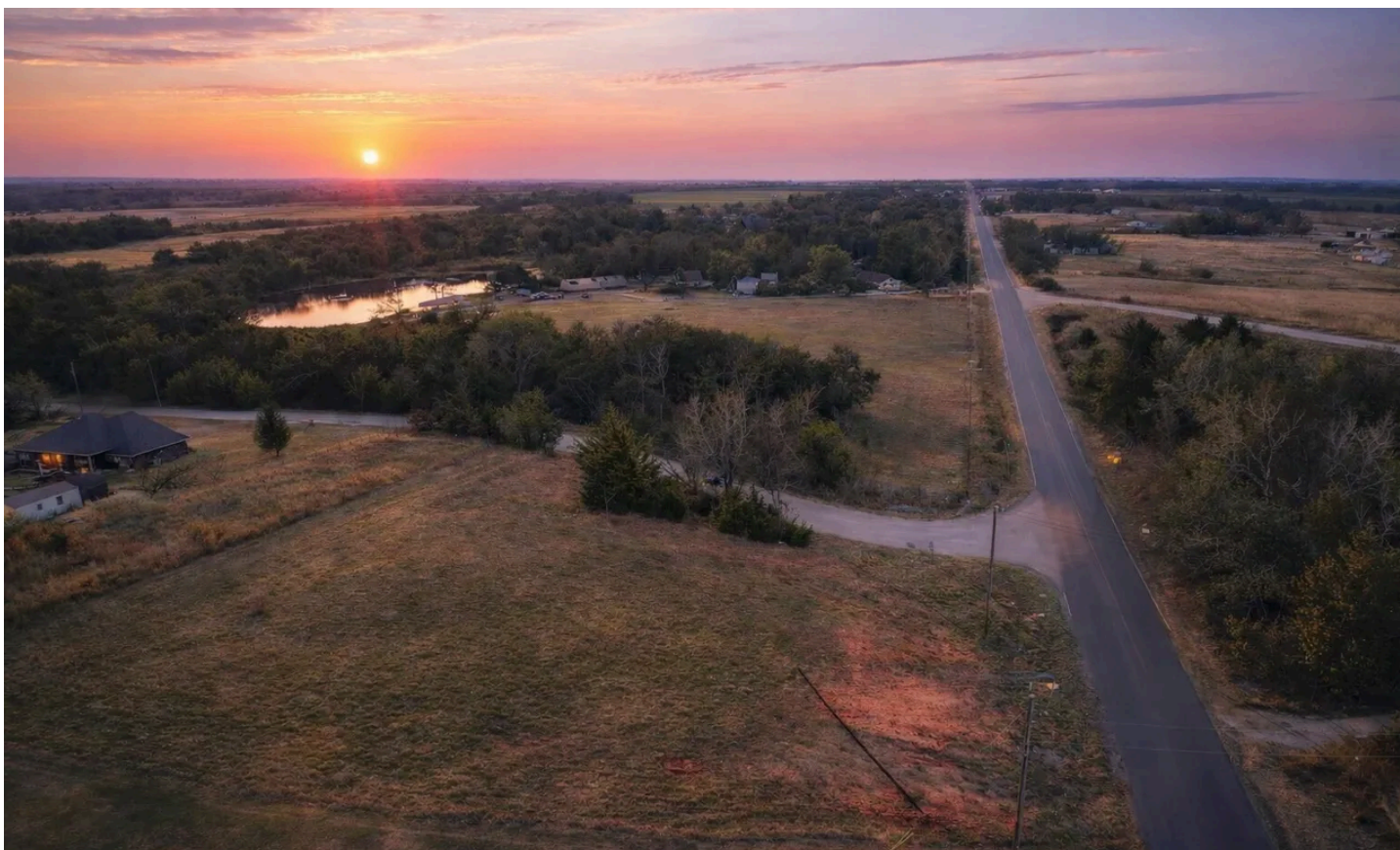


Cimarron Rd. 2 ac - Tuttle, Ok
1697 CR 1230
Tuttle, OK 73089

\$75,000
2± Acres
Grady County



Cimarron Rd. 2 ac - Tuttle, Ok
Tuttle, OK / Grady County

SUMMARY

Address

1697 CR 1230

City, State Zip

Tuttle, OK 73089

County

Grady County

Type

Undeveloped Land

Latitude / Longitude

35.232095 / -97.812597

Acreage

2

Price

\$75,000

Property Website

<https://clearchoicera.com/property/cimarron-rd-2-ac-tuttle-ok-grady-oklahoma/96101/>



Cimarron Rd. 2 ac - Tuttle, Ok
Tuttle, OK / Grady County

PROPERTY DESCRIPTION

2.00± Acre Building Lot on Cimarron Rd — South of Tuttle (Tuttle Schools)

Excellent opportunity to build your custom home on a 2.00± acre parcel conveniently located on Cimarron Rd just south of Tuttle. The lot offers a private country setting with a wellmarked building site and utilities available at the road, simplifying development. Located in the Tuttle school district, this property provides room for a home, shop, outbuildings, garden or small pasture while remaining close to town services and commuter routes.

Property sold as-is. Buyer to verify all information including exact acreage, utility availability and capacity, easements, zoning, building setbacks, floodplain status, access, and school assignment. MLS address used for listing identification only; confirm legal/911 address with local authorities.

Features:

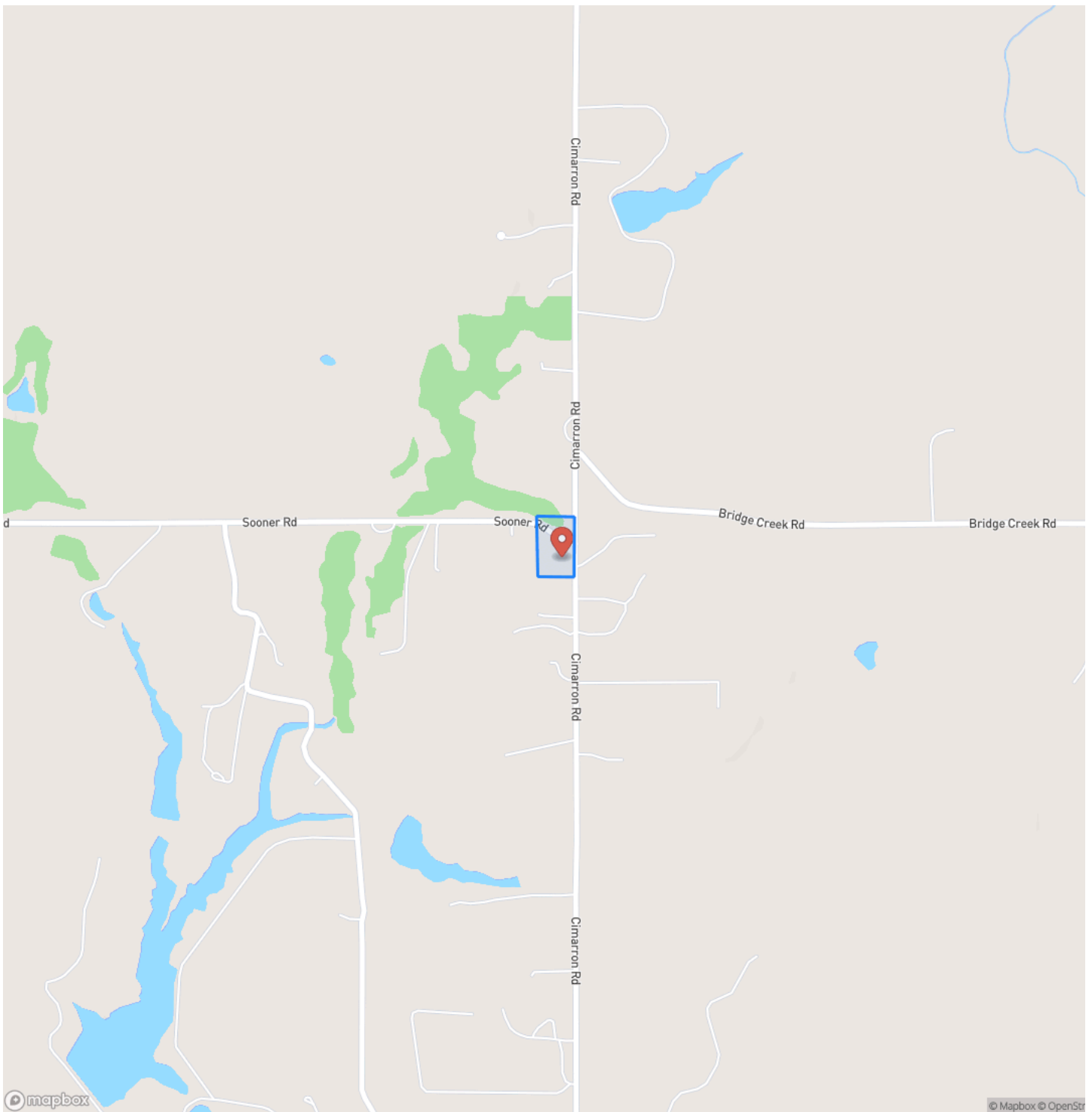
- Lot size: 2.00± acres
- Location: Cimarron Rd just south of Tuttle
- School district: Tuttle schools
- Utilities: available at the road (buyer to verify)
- Ideal for: custom home, outbuildings, hobby farm/shop

Call or contact listing agent for additional details and showing instructions.

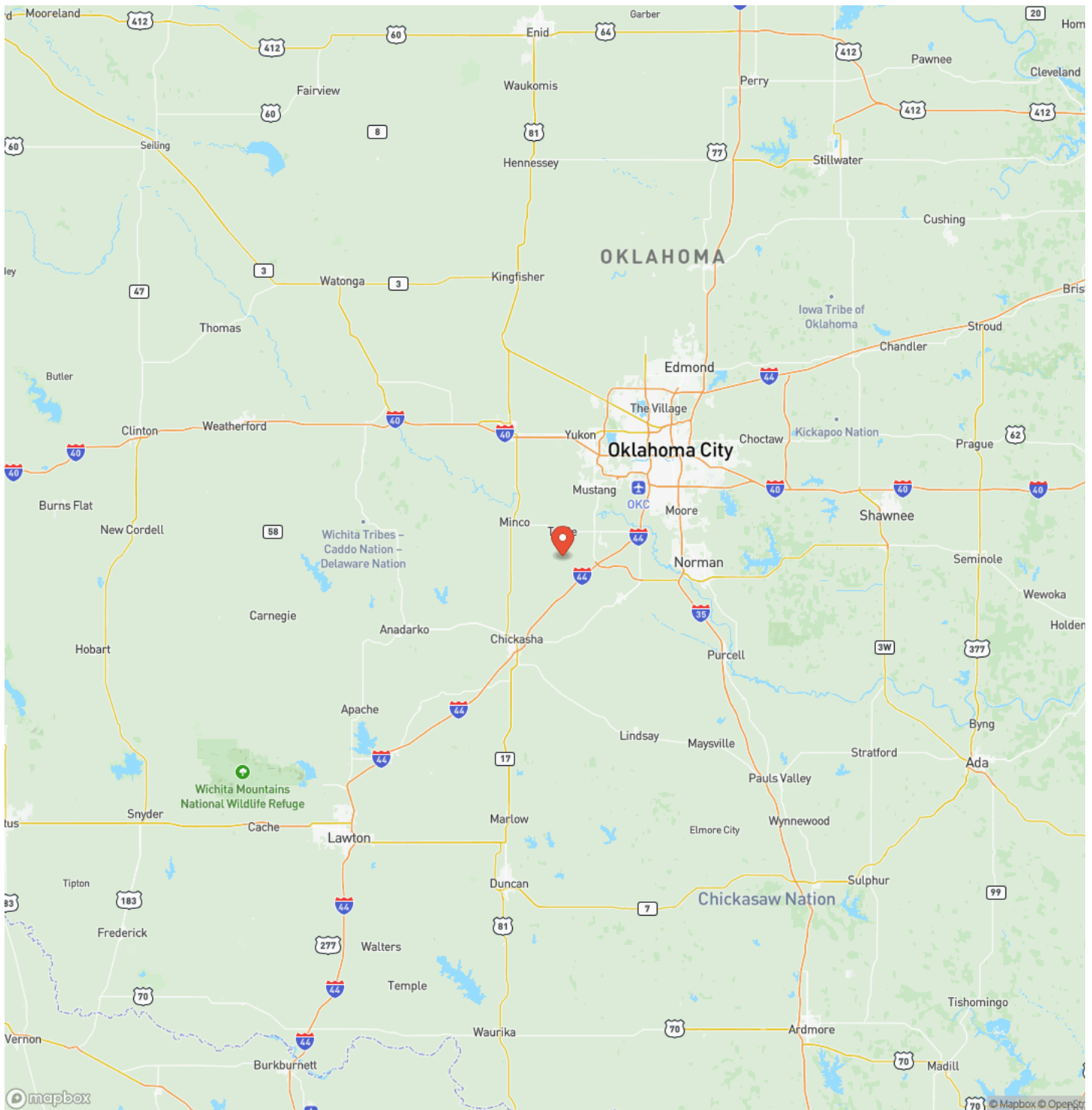
Cimarron Rd. 2 ac - Tuttle, Ok
Tuttle, OK / Grady County



Locator Map



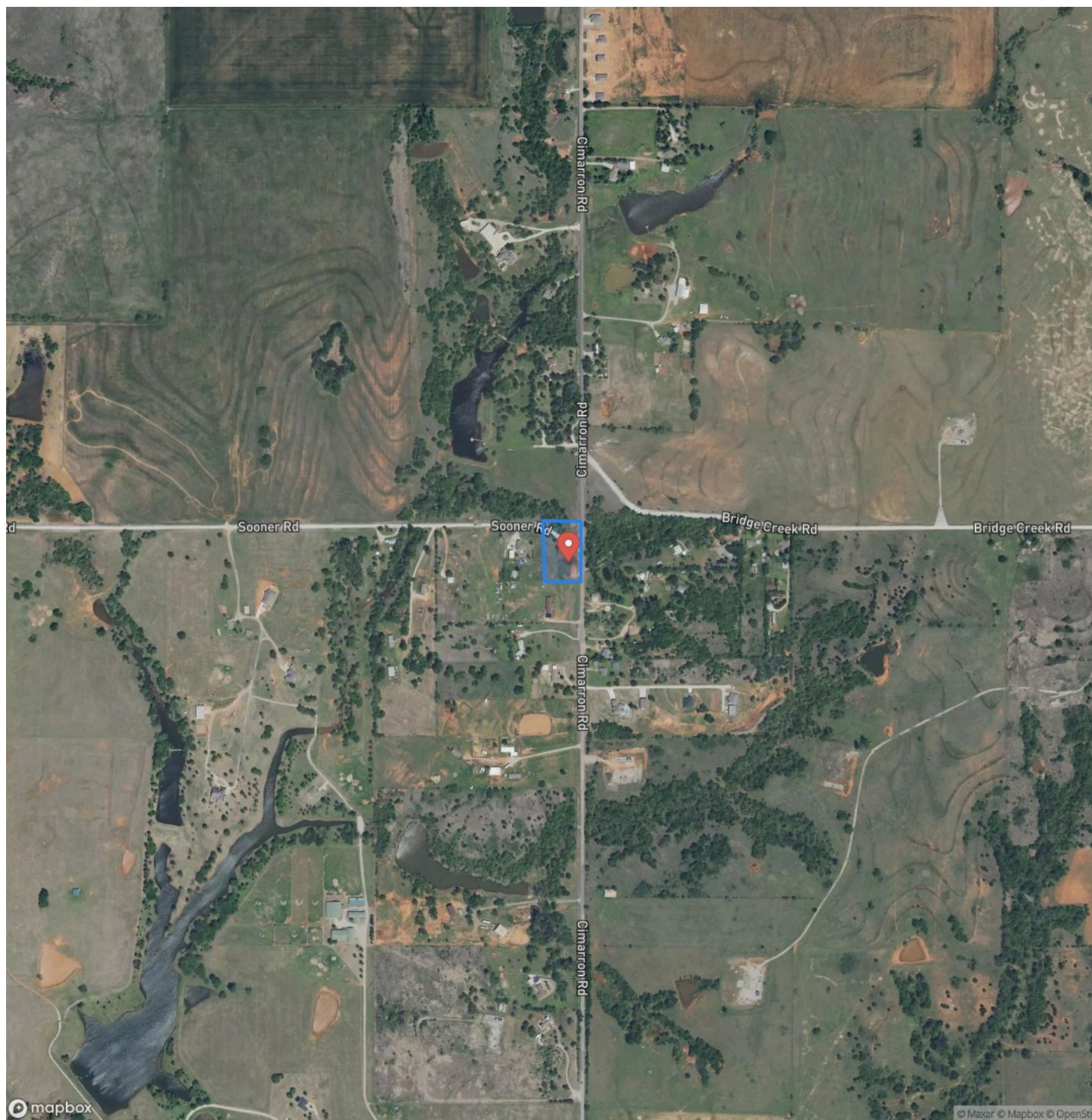
Locator Map



MORE INFO ONLINE:

Clearchoicera.com

Satellite Map



Cimarron Rd. 2 ac - Tuttle, Ok
Tuttle, OK / Grady County

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

[illegible]

This image shows a blank 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, 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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