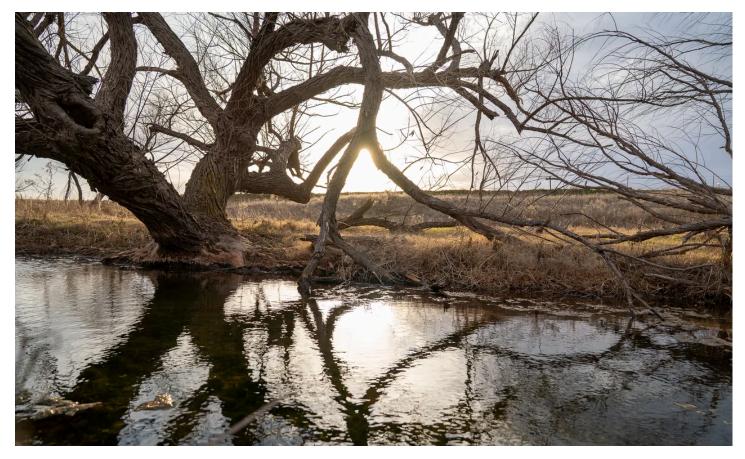
80 acres with a 5 acre lake in Amber-Pocasset E/2 of the SE4 Sec 35 8n 8w Chickasha, OK 73018

\$420,000 80± Acres Grady County









80 acres with a 5 acre lake in Amber-Pocasset Chickasha, OK / Grady County

SUMMARY

Address

E/2 of the SE4 Sec 35 8n 8w

City, State Zip

Chickasha, OK 73018

County

Grady County

Type

Farms, Undeveloped Land, Hunting Land, Ranches, Lakefront, Recreational Land

Latitude / Longitude

35.067923 / -97.94988

Acreage

80

Price

\$420,000

Property Website

https://www.saltplainsproperties.com/property/80-acres-with-a-5-acre-lake-in-amber-pocasset-grady-oklahoma/77367/









80 acres with a 5 acre lake in Amber-Pocasset Chickasha, OK / Grady County

PROPERTY DESCRIPTION

80 Acres in Amber-Pocasset Schools - Prime Land with Pond, Tillable Acreage & Rural Water Tap

This exceptional 80-acre property, located within the highly sought-after Amber-Pocasset School District, offers a perfect blend of open space and natural beauty. Featuring a stunning 5-acre creek-fed pond, 20 acres of productive tillable land, and excellent accessibility, this property is ideal for farming, ranching, or a private rural retreat.

With road frontage on two sides, including blacktop access directly off Highway 81, convenience meets seclusion in this prime location. Additionally, a rural water tap is already in place, providing a valuable resource for future development or agricultural use.

Whether you're looking to build, farm, or invest, this versatile property presents endless opportunities. Don't miss out on this rare find in Grady County!



80 acres with a 5 acre lake in Amber-Pocasset Chickasha, OK / Grady County





80 acres with a 5 acre lake in Amber-Pocasset Chickasha, OK / Grady County

LISTING REPRESENTATIVE For more information contact:



Representative

Mark Meadors

Mobile

(405) 973-5002

Email

Mark@saltplainsproperties.com

Address

City / State / Zip

Edmond, OK 73034

<u>NOTES</u>		



<u>NOTES</u>		



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 the broker or agent is 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, 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.



Salt Plains Properties 30 E Campbell Street, Suite 250 Edmond, OK 73034 (405) 406-7798 www.saltplainsproperties.com

