

45 acres - Pocasset
Pocasset, OK 79079

\$450,000
45± Acres
Grady County



MORE INFO ONLINE:

Clearchoicera.com

45 acres - Pocasset
Pocasset, OK / Grady County

SUMMARY

City, State Zip

Pocasset, OK 79079

County

Grady County

Type

Farms, Ranches, Undeveloped Land

Latitude / Longitude

35.193673 / -97.952545

Taxes (Annually)

103

Acreage

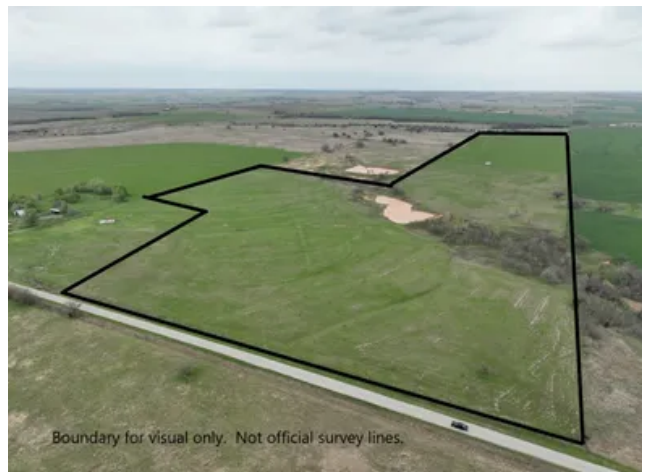
45

Price

\$450,000

Property Website

<https://www.clearchoicerealtyandauktion.com/listings/detail/bw15287899>



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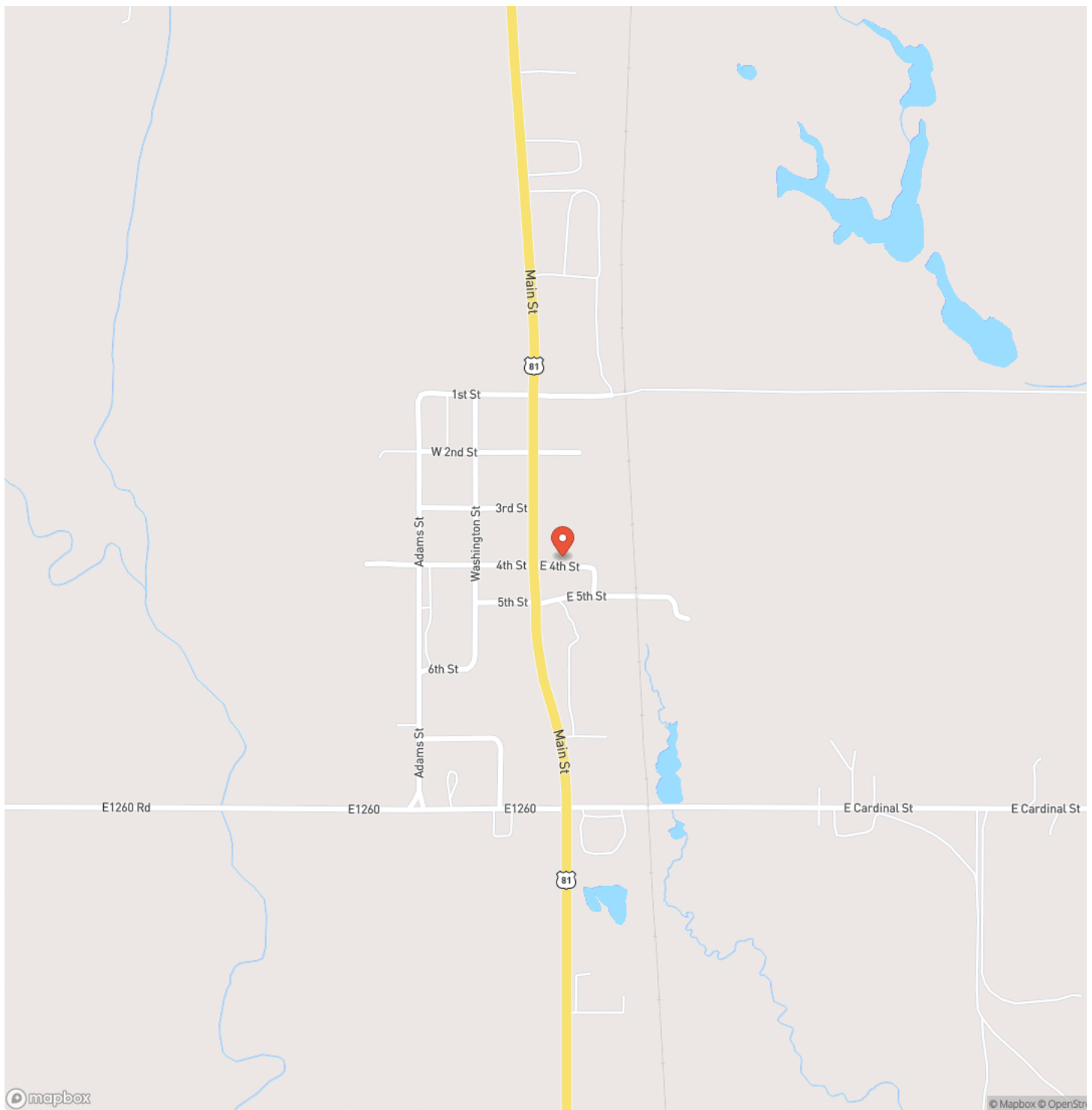
PROPERTY DESCRIPTION

This 45-acre tract in rural Grady County, located just northwest of Pocasset, offers a fantastic opportunity to build your dream home or establish a new equine property. With hard surface road frontage and easy access to Highway 81, this property combines convenience with the charm of country living. Key Features: Size: 45 acres of prime land with ample space for various uses. Location: Just northwest of Pocasset, with quick access to Highway 81. Access: Hard surface road frontage ensures easy access to the property. Utilities: Rural water available at the road (buyer to confirm meter availability). The seller has 2 meters available that he might be willing to sell. Natural Features: Includes a pond and lush grass, enhancing the appeal for a homestead or equine property. Lifestyle: This property is ideal for those looking to create a country retreat with modern amenities. Whether you envision a spacious homestead, a new build for equine activities, or simply a peaceful place to enjoy the countryside, this land offers the potential to bring your vision to life. With its convenient location and natural features, it's a great opportunity to start your next chapter in a beautiful rural setting. Feel free to drive by anytime to explore the possibilities this property has to offer.

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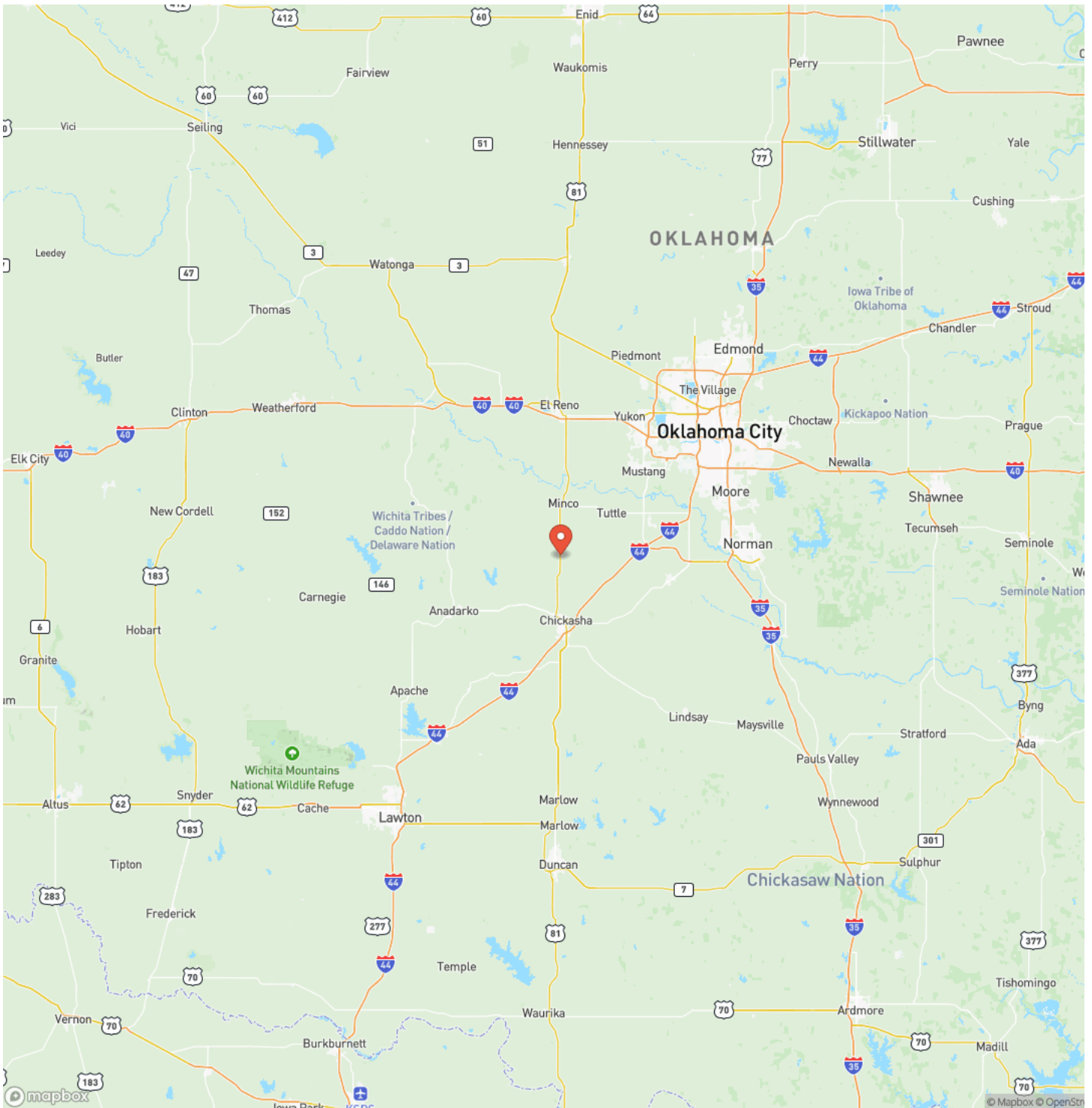
Locator Map



MORE INFO ONLINE:

Clearchoicera.com

Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

Clearchoicera.com

DISCLAIMERS

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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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