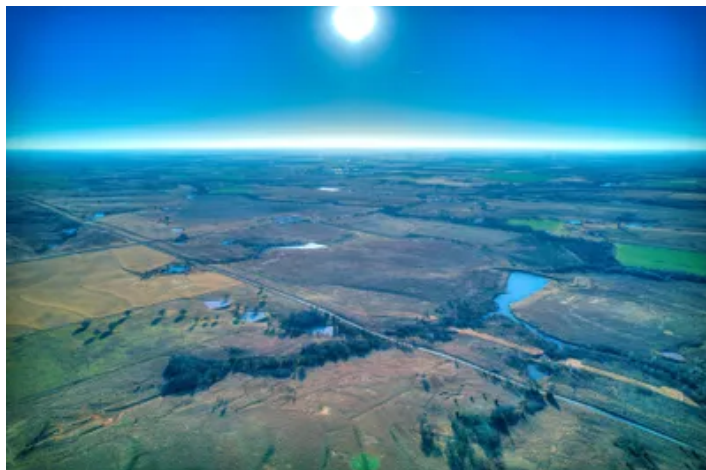
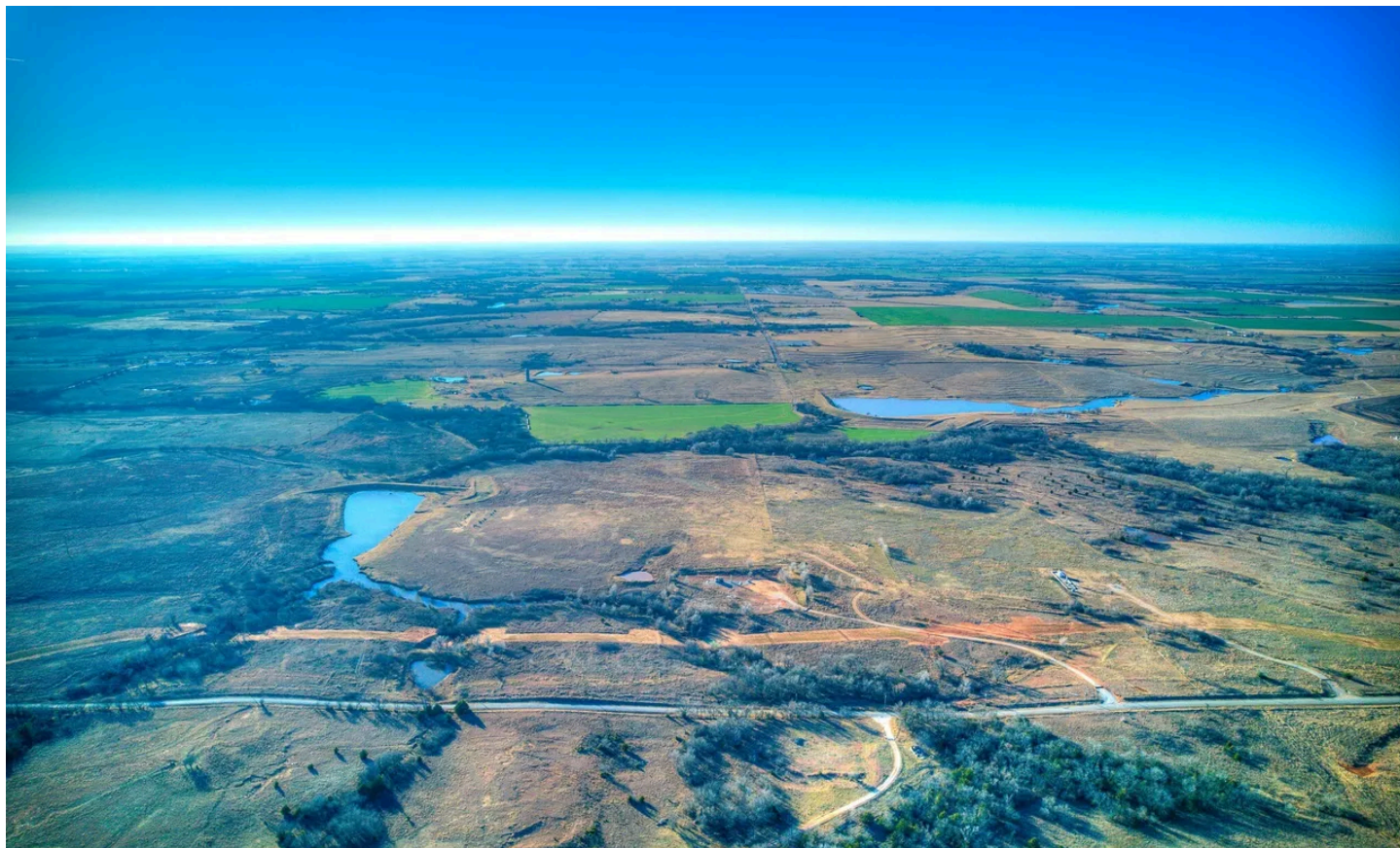


**Bitter Creek 276**  
276 County Street 2900  
Amber, OK 73004

**\$1,656,000**  
276± Acres  
Grady County



**Bitter Creek 276**  
**Amber, OK / Grady County**

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**SUMMARY**

**Address**

276 County Street 2900

**City, State Zip**

Amber, OK 73004

**County**

Grady County

**Type**

Hunting Land, Farms, Recreational Land, Undeveloped Land

**Latitude / Longitude**

35.170484 / -97.832463

**Acreage**

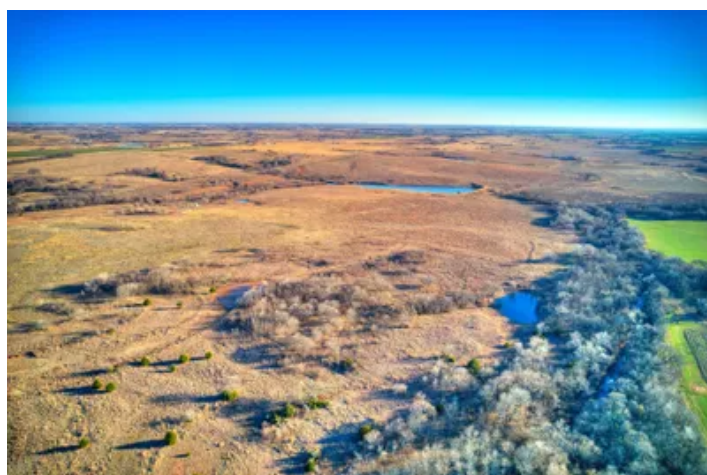
276

**Price**

\$1,656,000

**Property Website**

<https://clearchoicera.com/property/bitter-creek-276-grady-oklahoma/96222/>



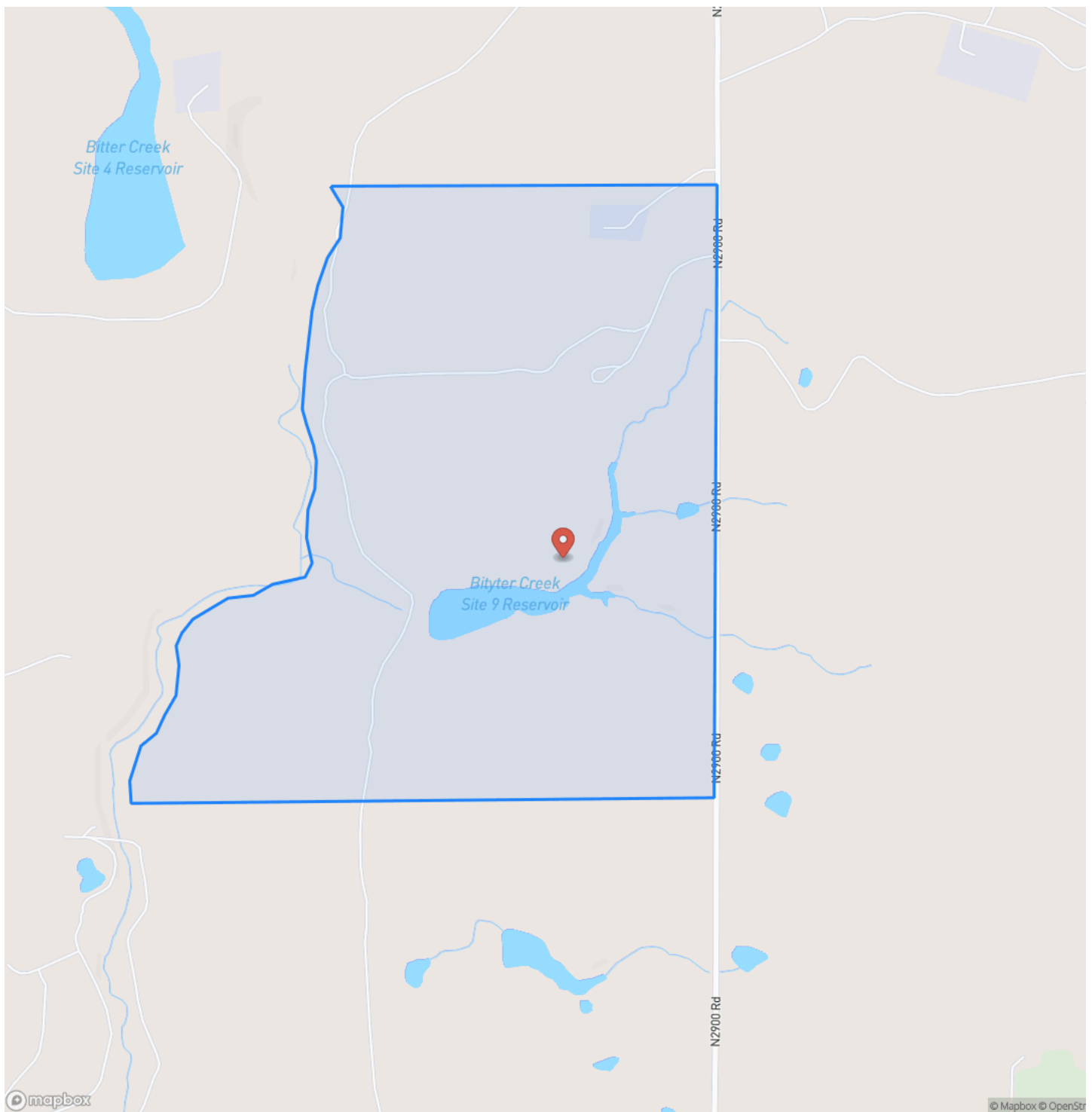
**PROPERTY DESCRIPTION**

This impressive 276+/- acre tract offers a rare opportunity to acquire a large, contiguous landholding featuring productive grassland, abundant surface water, and scenic Oklahoma countryside views. The property is characterized by gently rolling terrain with excellent elevation changes that provide natural drainage and multiple attractive building or homesite locations overlooking the surrounding landscape. The acreage is primarily open and usable, consisting of native grasses well-suited for grazing, hay production, or continued agricultural use. Several ponds are strategically located throughout the property, providing dependable water sources for livestock and wildlife. A meandering creek, accompanied by mature tree lines, enhances the property's natural beauty while offering excellent wildlife habitat and recreational appeal. Well-maintained county road frontage allows for convenient access, while interior trails and paths make it easy to traverse the property by vehicle or ATV. The size and layout of the land allow for efficient ranch operations, potential cross-fencing, or future improvement without sacrificing privacy or usability. This tract is ideal for a wide range of uses including cattle operations, recreational hunting, weekend retreat, or long-term investment. The combination of open pasture, water features, and scenic views creates a versatile and highly desirable property that offers both immediate functionality and long-term potential. Whether you are seeking a working ranch, recreational acreage, or a large rural tract with development possibilities, this 276+/- acre property delivers the space, features, and setting to accommodate a variety of ownership goals. Address if for mls reference only and not the 911 address.

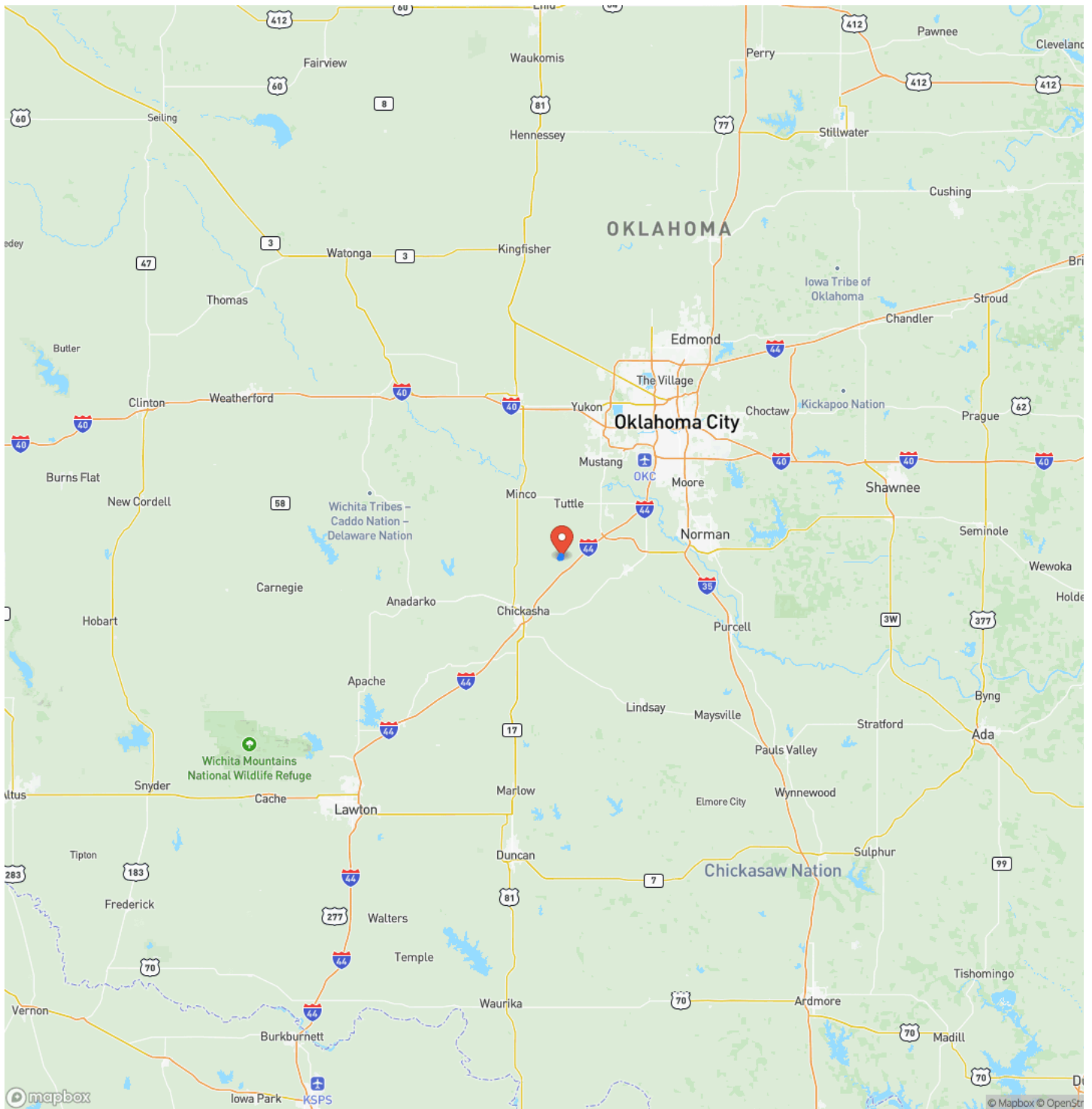




## Locator Map

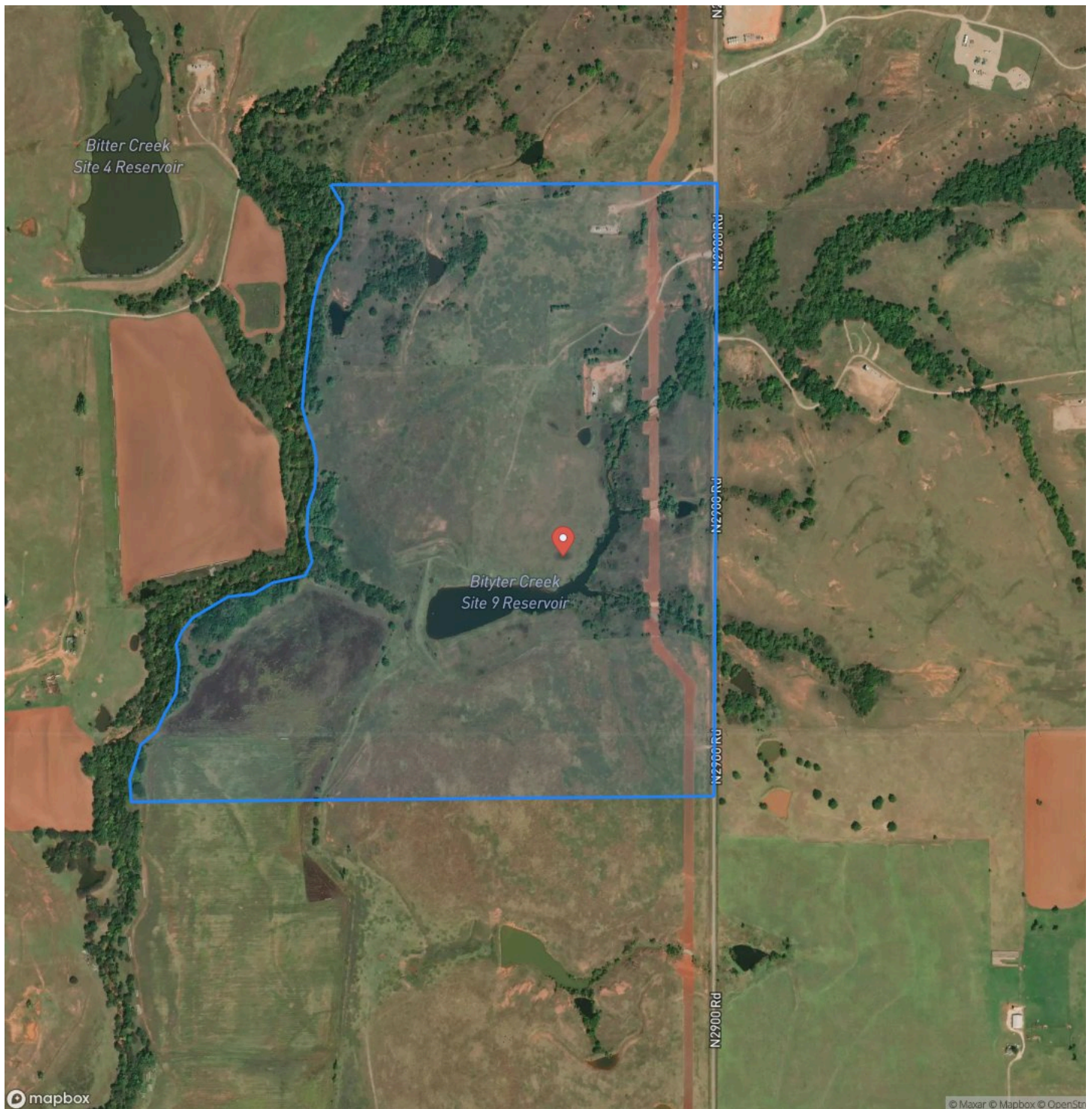


## Locator Map





## Satellite Map



**Bitter Creek 276**  
**Amber, 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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