

Home, Shop, 22 Acres - Amber, OK
467 Southeast Rd
Amber, OK 73004

\$625,000
22± Acres
Grady County



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Amber, OK / Grady County

SUMMARY

Address

467 Southeast Rd

City, State Zip

Amber, OK 73004

County

Grady County

Type

Residential Property

Latitude / Longitude

35.155738 / -97.864187

Taxes (Annually)

2721

Dwelling Square Feet

2470

Bedrooms / Bathrooms

3 / 2

Acreage

22

Price

\$625,000

Property Website

<https://www.clearchoicerealtyandauction.com/listings/detail/bw16015680>



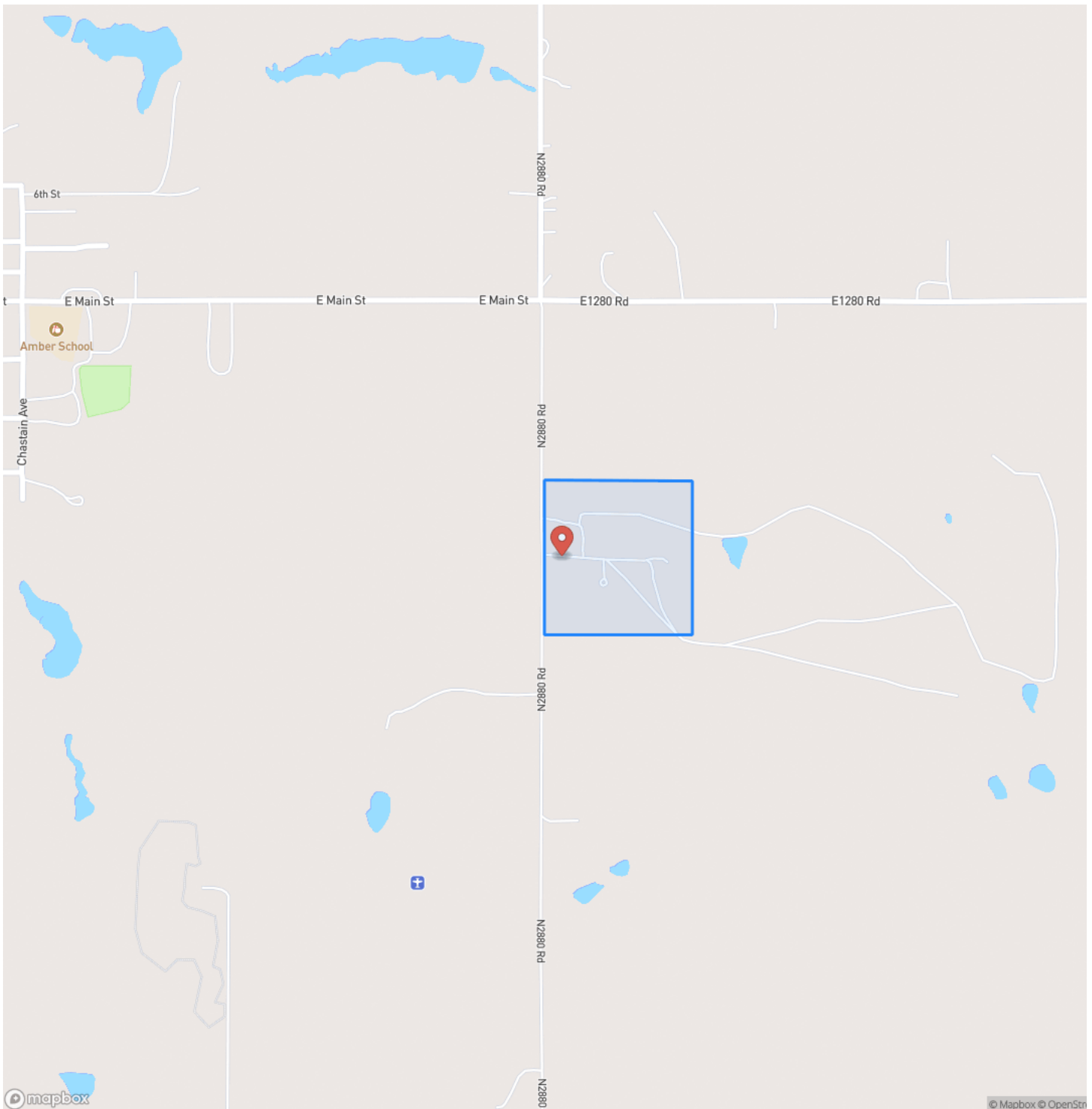
PROPERTY DESCRIPTION

This charming 22-acre property offers the ideal blend of country living and modern convenience. Featuring a well-maintained 3-bedroom, 2-bath brick home, this peaceful retreat is surrounded by lush Bermuda grass, fruit trees, and beautifully landscaped flower gardens. Perfect for both family life and small-scale farming, the property is equipped with everything you need to enjoy the tranquility of rural living. Key Features: Home and Amenities: The 3-bed, 2-bath brick home is complemented by a sparkling pool, perfect for relaxing on warm summer days. Land and Fencing: The entire property is newly fenced, ensuring privacy and security for both family and livestock. A cattle guard at the entry and around the house adds an extra layer of convenience. Agricultural Facilities: The property includes a huge shop, livestock pens, and a chicken coop, making it ideal for those interested in small-scale farming or raising animals. Natural Beauty: Enjoy the beauty of fruit trees, a well-maintained flower garden, and the open space that surrounds the home, offering stunning country views. Convenience: Located on a hard surface road, the property is just 20 minutes from Chickasha and Mustang, providing easy access to city amenities while maintaining the serenity of rural life. Utilities: Equipped with rural water and all the essential utilities for comfortable living. School District: Located in the Am-Po School District, known for its strong sense of community and quality education. Lifestyle: This 22-acre property offers a perfect escape from the hustle and bustle, providing a peaceful and spacious environment to raise a family, grow a garden, or tend to livestock. With its mix of modern amenities and natural beauty, this property embodies the best of country living while being conveniently close to town. Don't miss out on the opportunity to make this beautiful space your own!

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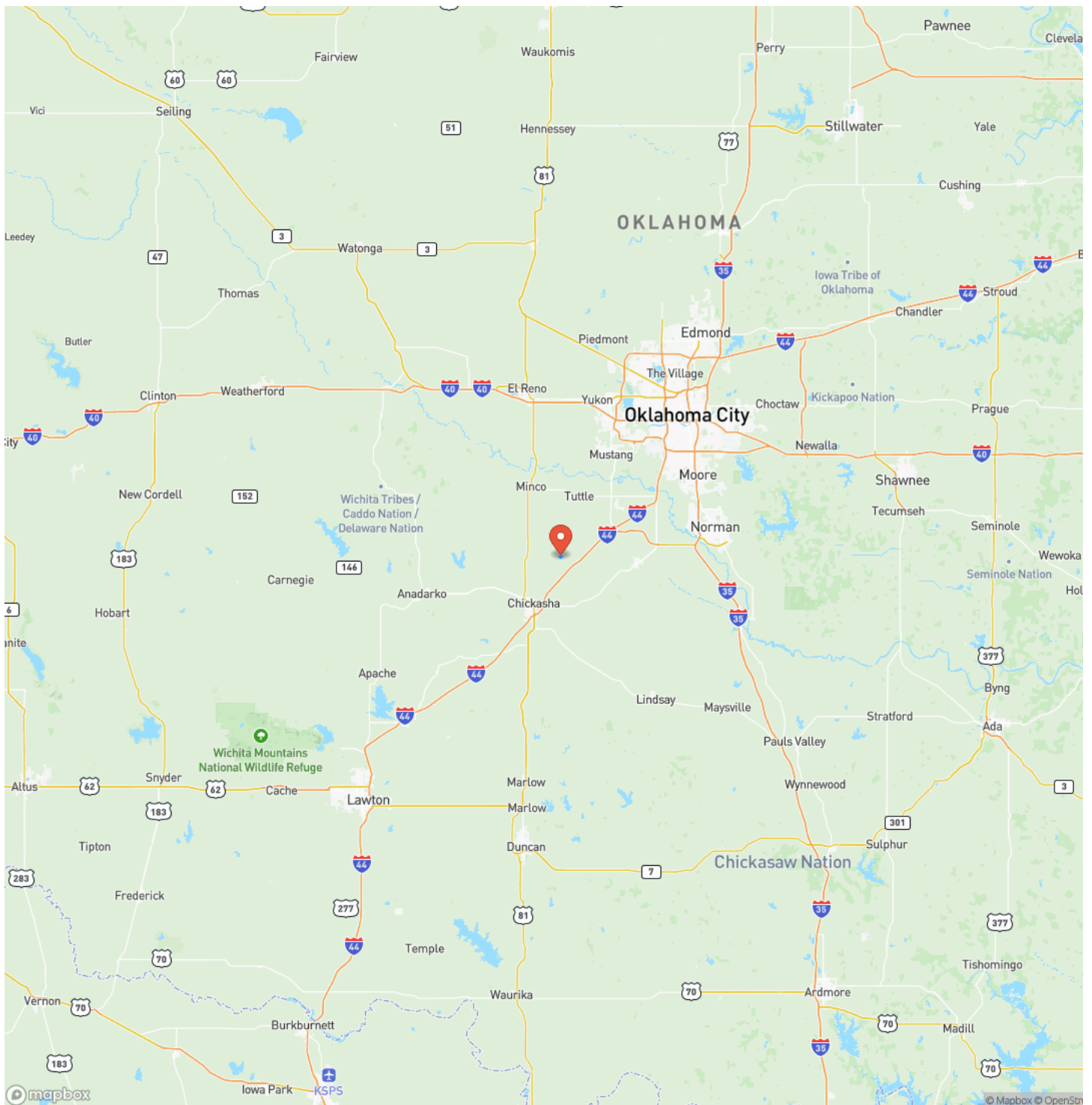
Locator Map



MORE INFO ONLINE:

Clearchoicera.com

Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

[Clearchoicera.com](https://clearchoicera.com)

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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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This image shows a single 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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