

11.42 acre Homestead ~ Tuttle, Ok
1603 E. Tyler Dr.
Tuttle, OK 73089

11.420± Acres
Grady County



11.42 acre Homestead ~ Tuttle, Ok
Tuttle, OK / Grady County

SUMMARY

Address

1603 E. Tyler Dr.

City, State Zip

Tuttle, OK 73089

County

Grady County

Type

Residential Property, Single Family, Business Opportunity

Latitude / Longitude

35.30567 / -97.78322

Taxes (Annually)

1609

Dwelling Square Feet

2947

Bedrooms / Bathrooms

3 / 1.5

Acreage

11.420

Property Website

<https://clearchoicera.com/property/11-42-acre-homestead-tuttle-ok-grady-oklahoma/67153/>



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PROPERTY DESCRIPTION

Auction Opportunity: 11.42-Acre Homestead with Exceptional Features!

Address: 1603 E Tyler Dr, Tuttle, Ok 73089

Preview Date: 01-09-2025 from 4-6pm

Auction Date: 01-16-2025 from 10:30am

Location: Live On-Site (no online bidding)

- **Buyer's Premium:** 6%
- **Surface Rights Only**

Property Highlights:

- **Homestead Features:** Perfect for rural living, farming, or retreat
- **Livestock Pens:** Ready-to-use pens for cattle, horses, or other livestock
- **Live Creek:** A picturesque, year-round creek flowing through the property
- **Two Barns:** Well-maintained barns suitable for storage, livestock shelter, or workshops
- **Utilities:** all on site
- **Garage:** Attached 2-car garage with ample storage space

Additional Details:

This idyllic property offers a rare combination of functionality and natural beauty. Ideal for hobby farmers, equestrian enthusiasts, or those seeking a private country lifestyle. The live creek and ample acreage make this property a standout investment with endless possibilities. Property lines in photos are approximate. Survey has been completed. Title work is complete and ready to close so come prepared to buy this beautiful property!

[View Inspection Report Click Here](#)

[View Terms & Conditions Click Here](#)

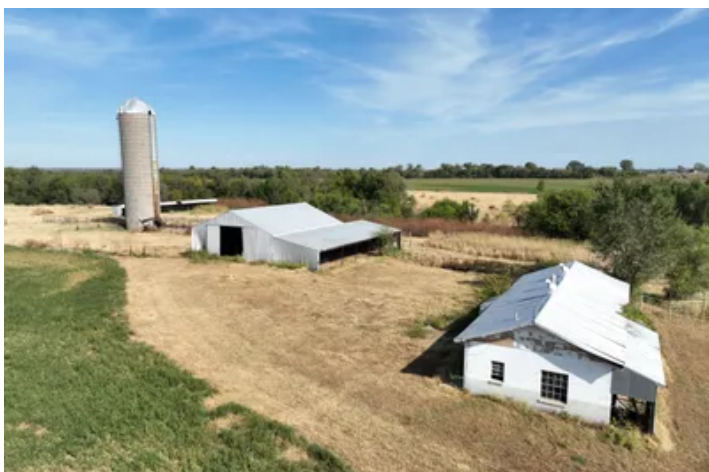
[Auction Flyer PDF Click Here](#)

Don't miss your chance to own this stunning slice of country paradise!

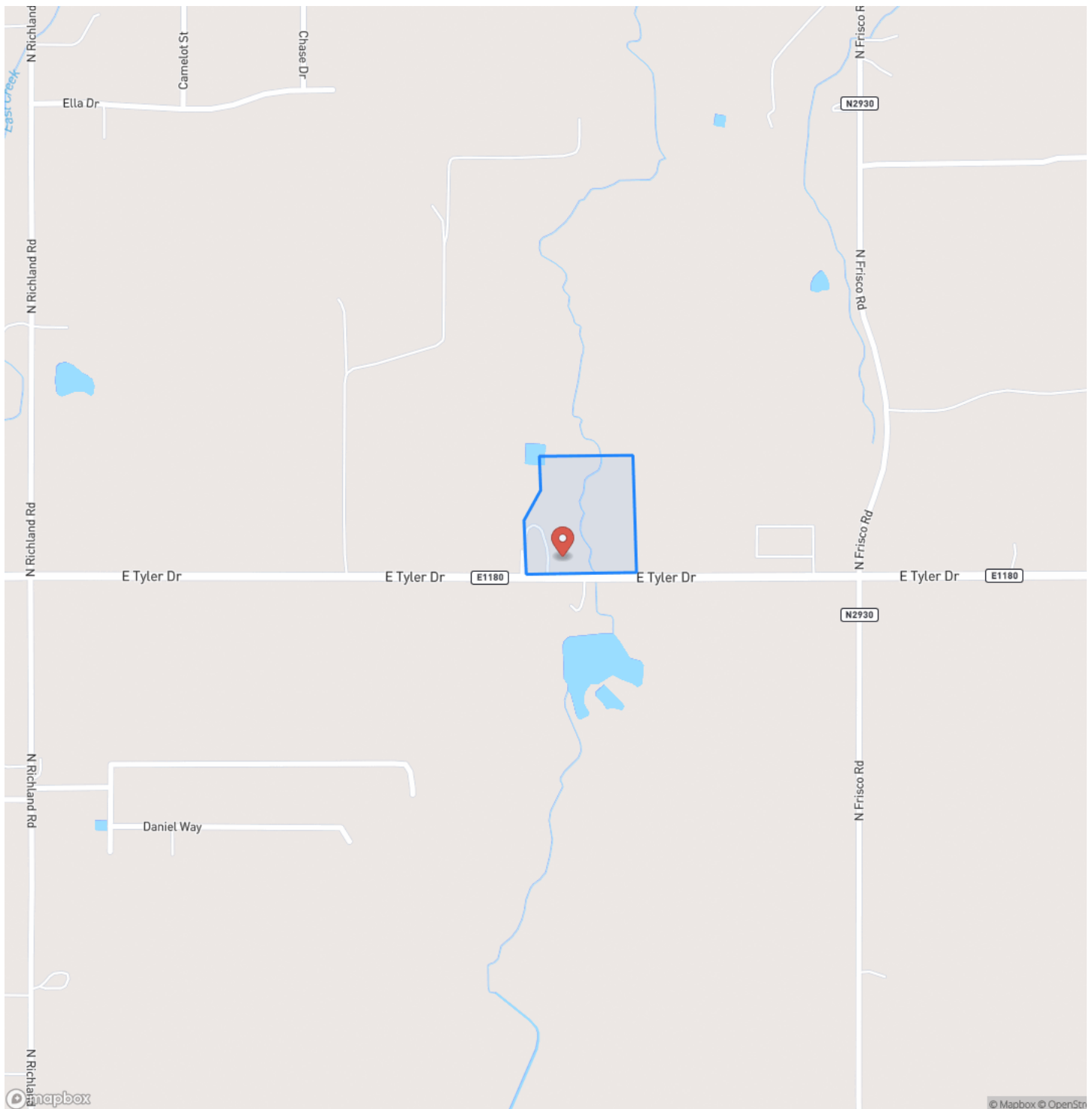
Contact Information:

Tami Utsler [405-406-5235](tel:405-406-5235)

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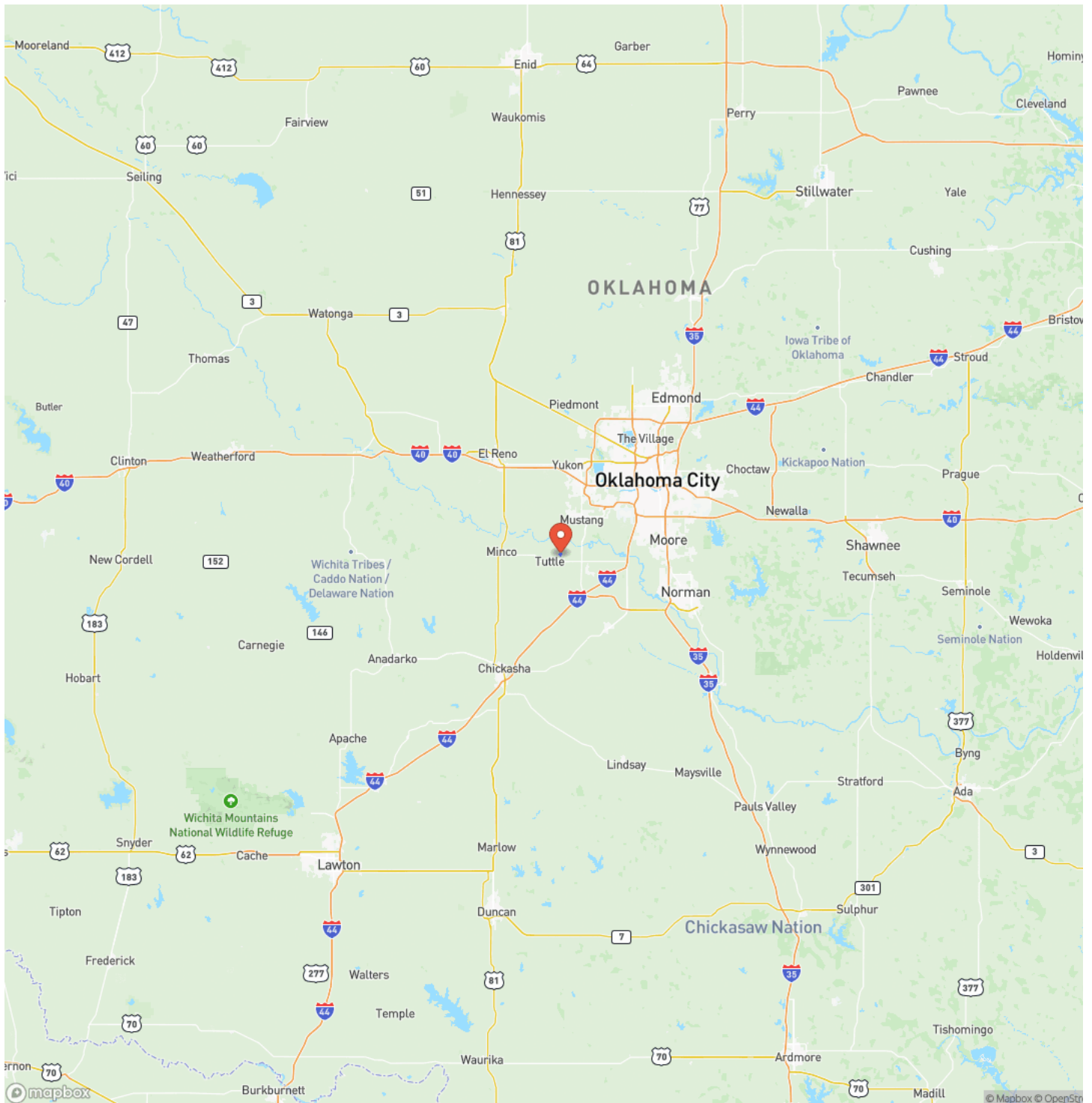


Locator Map



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Locator Map



MORE INFO ONLINE:

Clearchoicera.com

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

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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