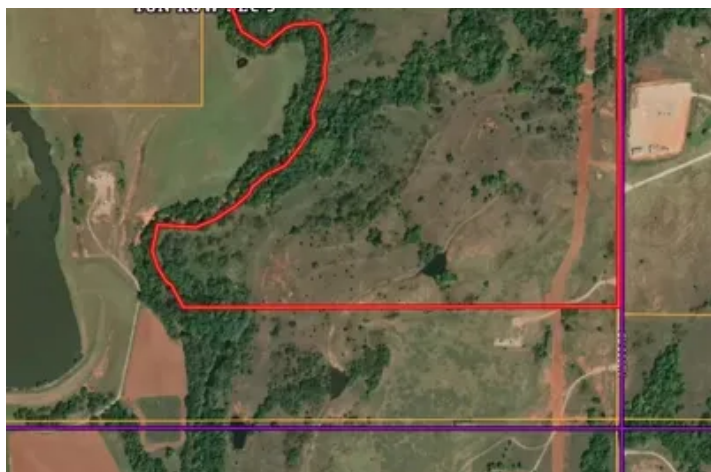


Bitter Creek 100 - Amber, Ok
100 County Street 2900
Amber, OK 73004

\$650,000
100± Acres
Grady County



Bitter Creek 100 - Amber, Ok
Amber, OK / Grady County

SUMMARY

Address

100 County Street 2900

City, State Zip

Amber, OK 73004

County

Grady County

Type

Recreational Land, Undeveloped Land, Hunting Land

Latitude / Longitude

35.179398 / -97.830738

Acreage

100

Price

\$650,000

Property Website

<https://clearchoicera.com/property/bitter-creek-100-amber-ok-grady-oklahoma/96221/>



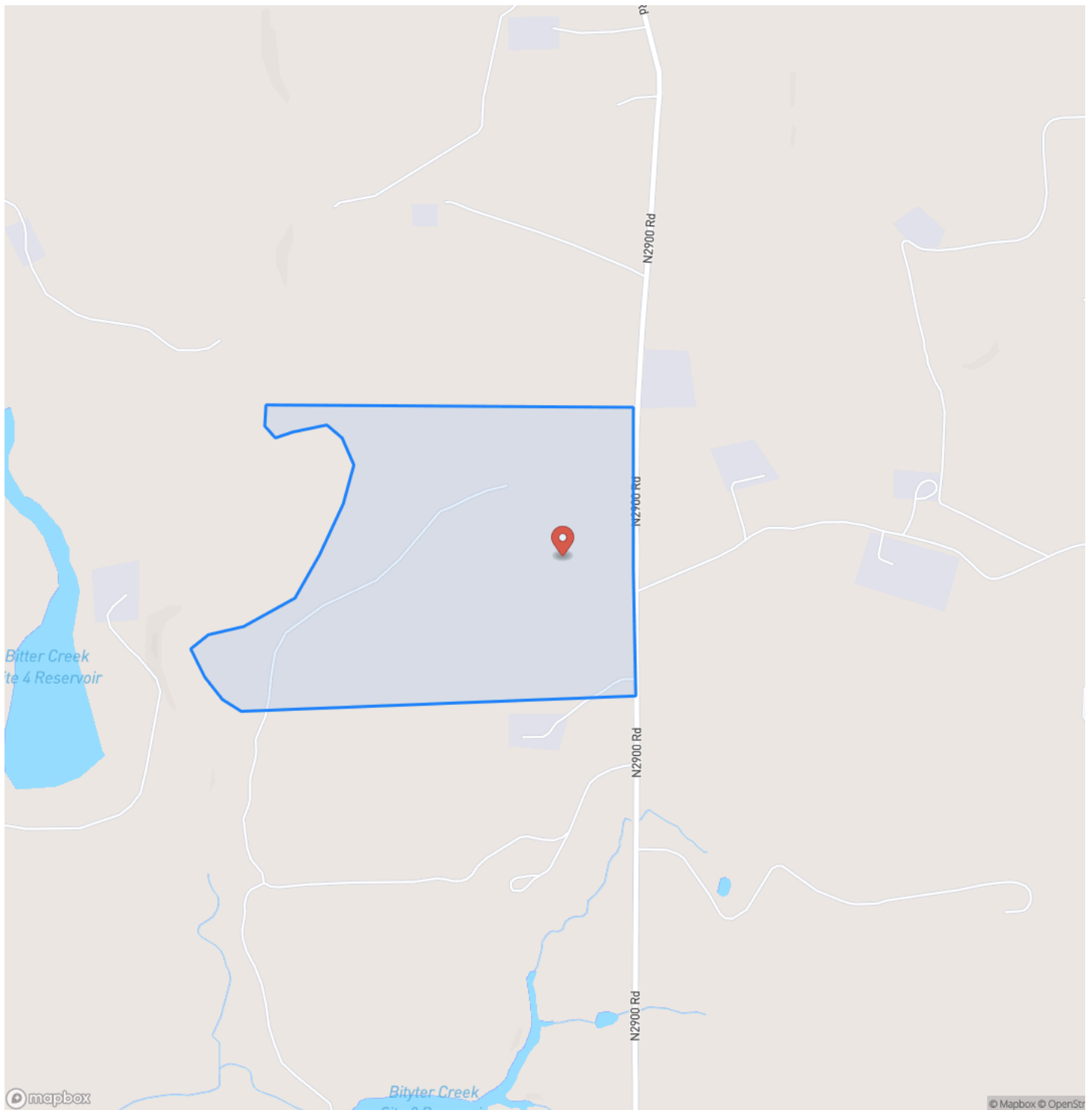
PROPERTY DESCRIPTION

100.00± Acre Ranch-Style Parcel — Mix of Pasture, Timber & Creek Bottoms Approximately 100± acres of versatile Oklahoma land offering a highly desirable blend of open pasture, rolling terrain and mature timber concentrated along a winding creek/seasonal draw. The timbered creek corridor creates natural seclusion and excellent habitat for wildlife while the surrounding grassed benches provide multiple level, buildable sites, turnout areas for livestock, and open grazing. The property shows clear road access along the eastern boundary via a maintained dirt road, providing convenient entry and excellent potential for driveway placement and multiple development options. This tract's topography and cover make it well-suited for a variety of uses including cattle or equine operations, hay production, weekend recreational retreat, or a private country estate with tucked-away home sites overlooking the tree-lined draw. Scenic views, native grasses and the mix of cover types also give the property strong hunting and wildlife observation value. Property is being offered AS-IS. All acreage, boundaries, utilities, easements, zoning, floodplain status, water rights and other material facts should be independently verified by the buyer. MLS address used for listing identification only; confirm legal/911 address with local authorities.

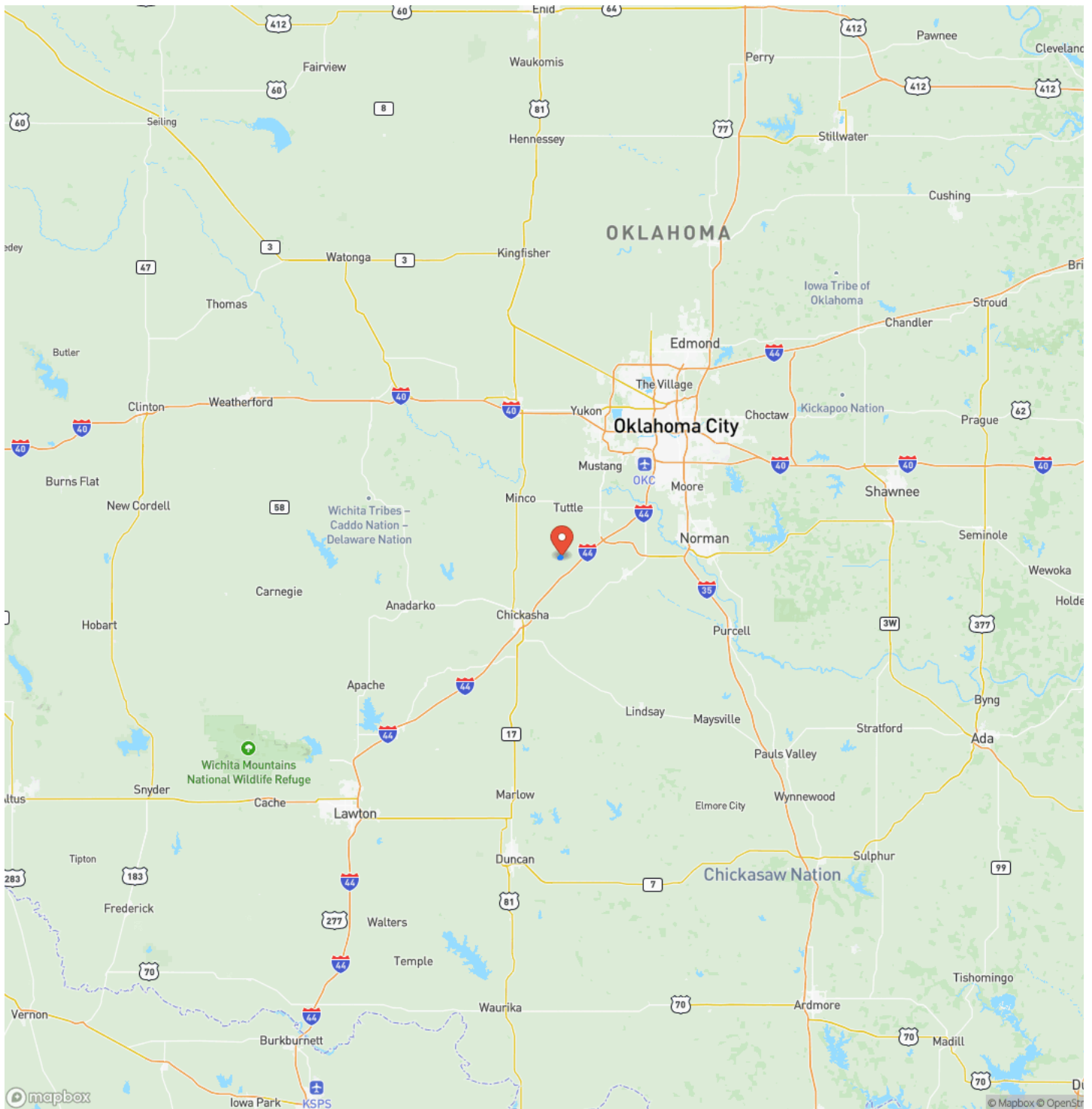
Bitter Creek 100 - Amber, Ok
Amber, OK / Grady County



Locator Map



Locator Map



Satellite Map



Bitter Creek 100 - Amber, Ok
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 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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