

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

\$650,000
100± Acres
Grady County



MORE INFO ONLINE:

Clearchoicera.com

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/>



MORE INFO ONLINE:

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

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.

MORE INFO ONLINE:

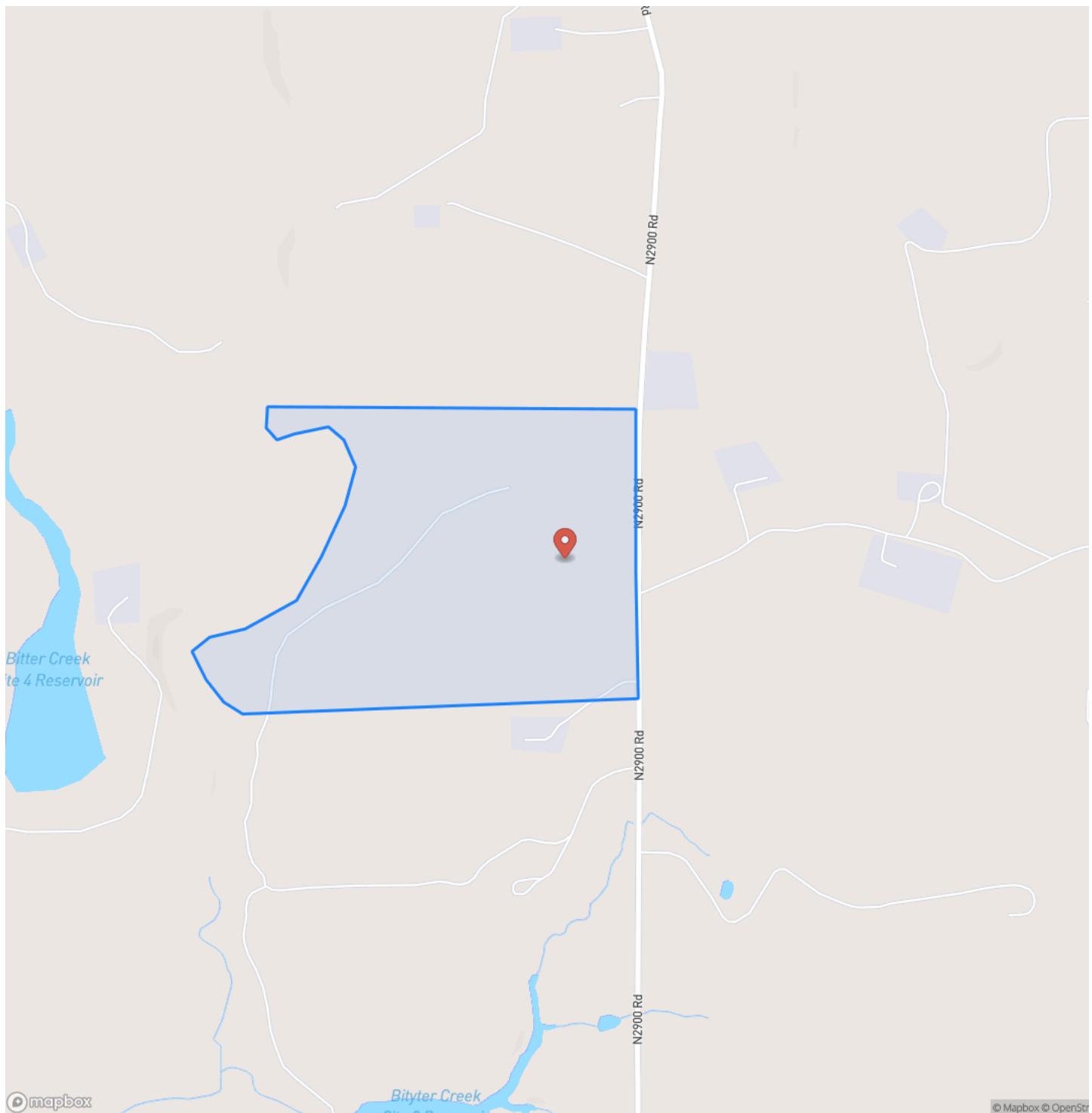
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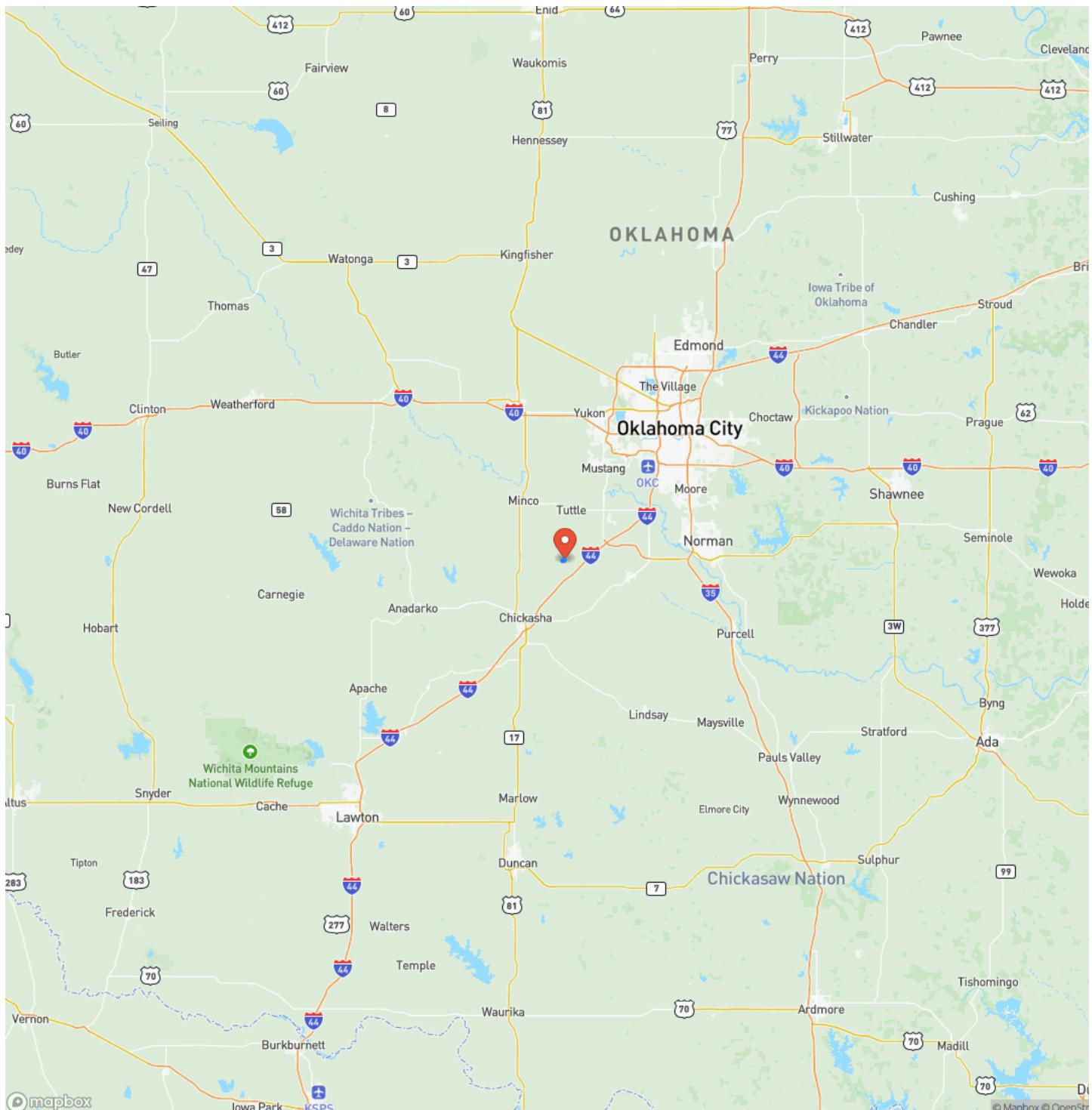
Locator Map



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Clearchoicera.com

Locator Map



MORE INFO ONLINE:

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Tami Utsler

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City / State / Zip

NOTES

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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.

MORE INFO ONLINE:

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