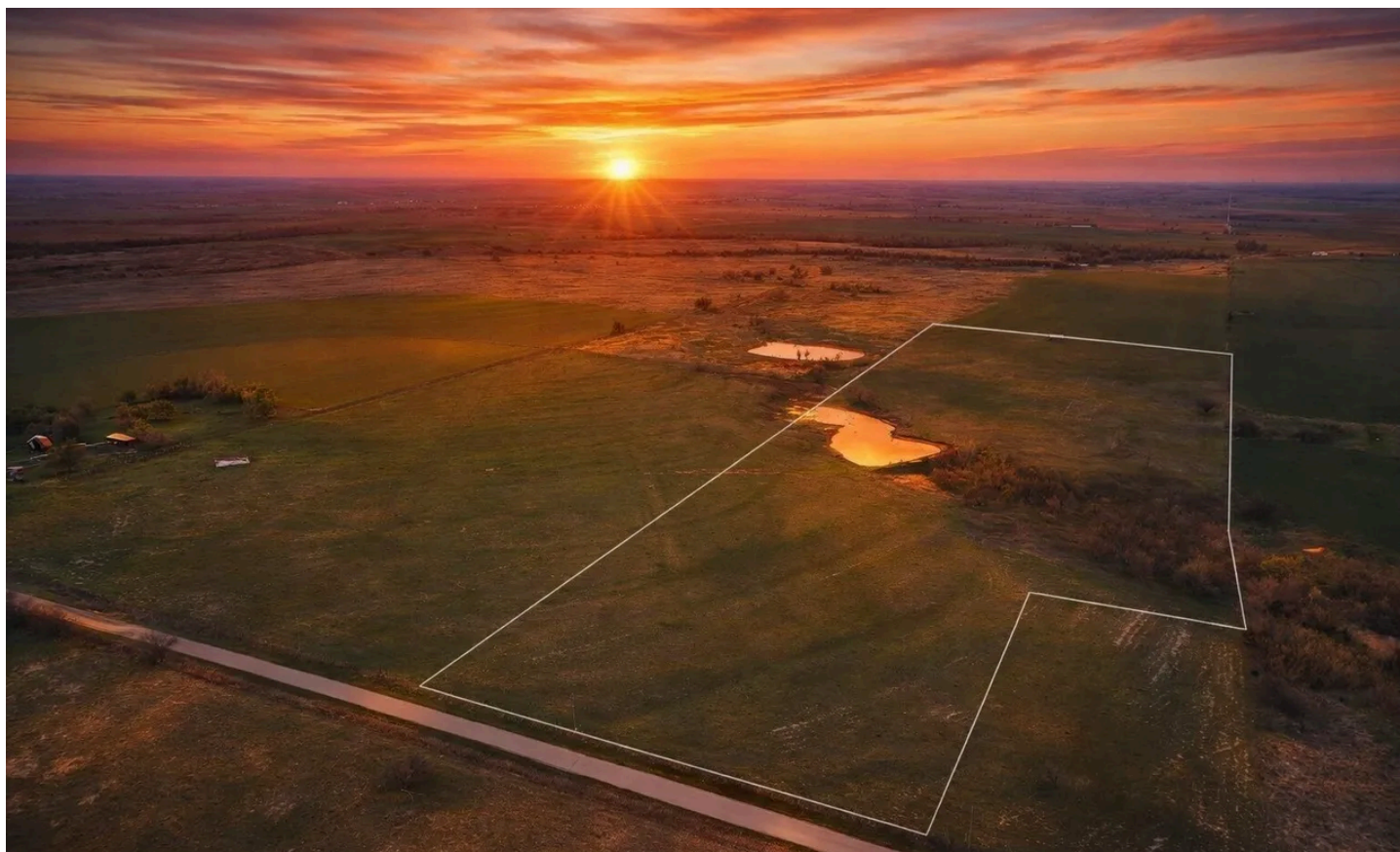


27.64 Acres Dutton Rd - Pocasset, Ok
670 County Rd 1250
Pocasset, OK 73079

\$405,000
27.640± Acres
Grady County



27.64 Acres Dutton Rd - Pocasset, Ok
Pocasset, OK / Grady County

SUMMARY

Address

670 County Rd 1250

City, State Zip

Pocasset, OK 73079

County

Grady County

Type

Undeveloped Land

Latitude / Longitude

35.204338 / -97.990603

Acreage

27.640

Price

\$405,000

Property Website

<https://clearchoicera.com/property/27-64-acres-dutton-rd-pocasset-ok-grady-oklahoma/96099/>



27.64 Acres Dutton Rd - Pocasset, Ok
Pocasset, OK / Grady County

PROPERTY DESCRIPTION

27.64± ACRES — POND • BUILDING SITE • HARD-SURFACE ROAD • OEC POWER & FIBER AT ROAD

Discover a rare opportunity to own 27.64± acres of prime Oklahoma country with a scenic pond, a well-positioned building site, and hard-surface road frontage — all just far enough for peaceful country living and close enough for easy access to town. The seller will provide a rural water meter, and OEC power and high-speed fiber are available at the road, making this tract an exceptional choice for a modern custom home, weekend retreat, hobby farm, or livestock operation.

Picture morning sunrises over your pond, afternoons tending pasture or training dogs, and evenings enjoying wide-open skies. The property's flexible terrain supports barns, arenas, outbuildings or fenced pastures, and the building site offers both privacy and attractive views. With hard-surface road access, ingress is convenient year-round — no long rough drives to contend with.

Located in the AMPO school district, this acreage blends true rural character with practical convenience: approximately 15 minutes to Chickasha and under 40 minutes to Yukon, making commutes and errands manageable while preserving the peaceful lifestyle buyers seek. The listing address shown in MLS is for identification only and is not the assigned 911 address; Grady County will assign the official address.

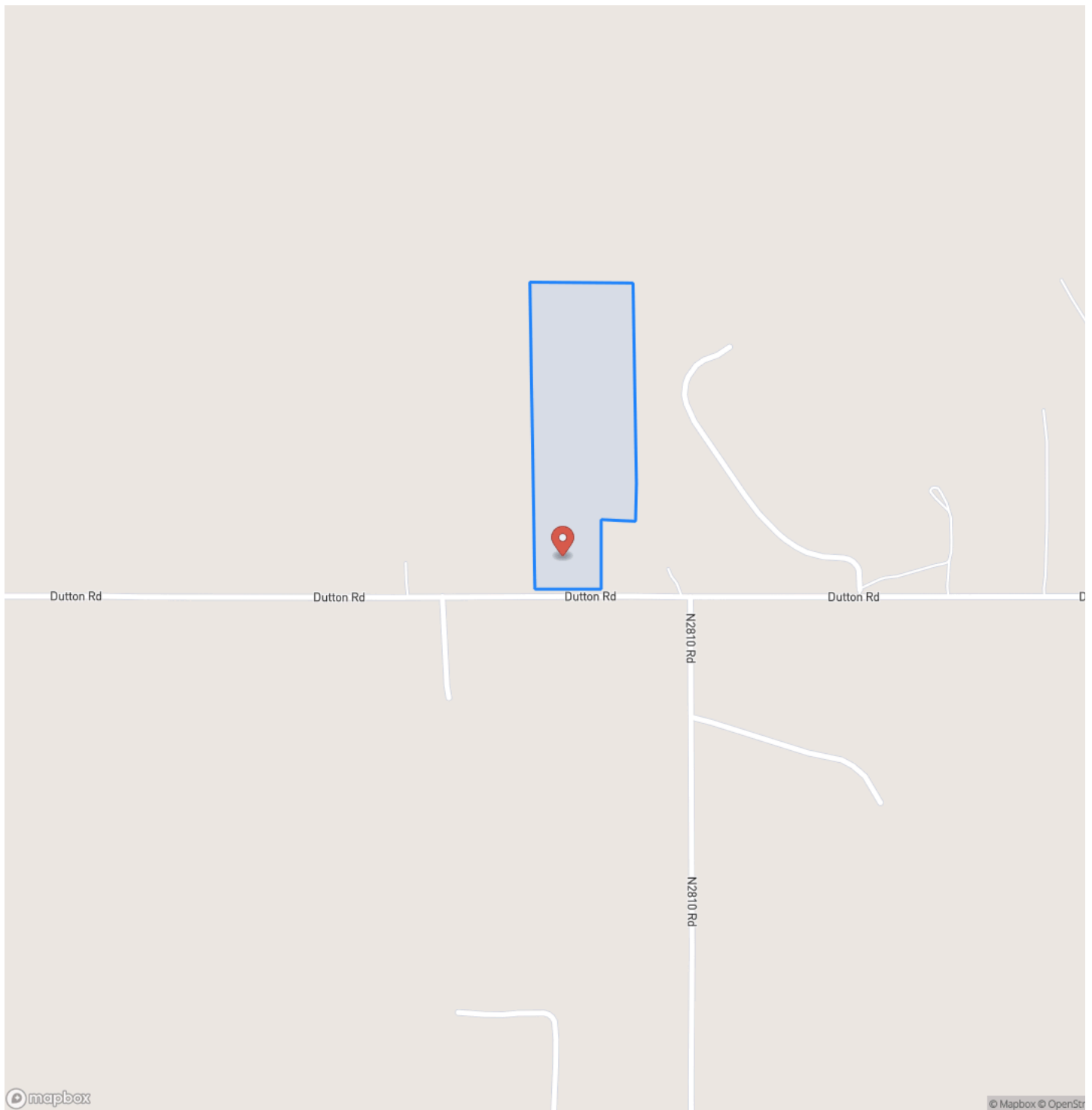
This parcel is ideal for buyers who want functional land and modern amenities together — rural water meter provided by the seller plus power and fiber at the road reduce development hurdles and speed your path to build. Buyer to verify acreage, utilities, schools, zoning, and any other information critical to their purchase. Property sold as-is.

Don't miss this chance to secure a versatile, beautifully placed tract in NW Oklahoma — bring your builder, your livestock plans, or your vision for a dream home. Schedule your showing today and start planning life on your 27.64± acre homestead.

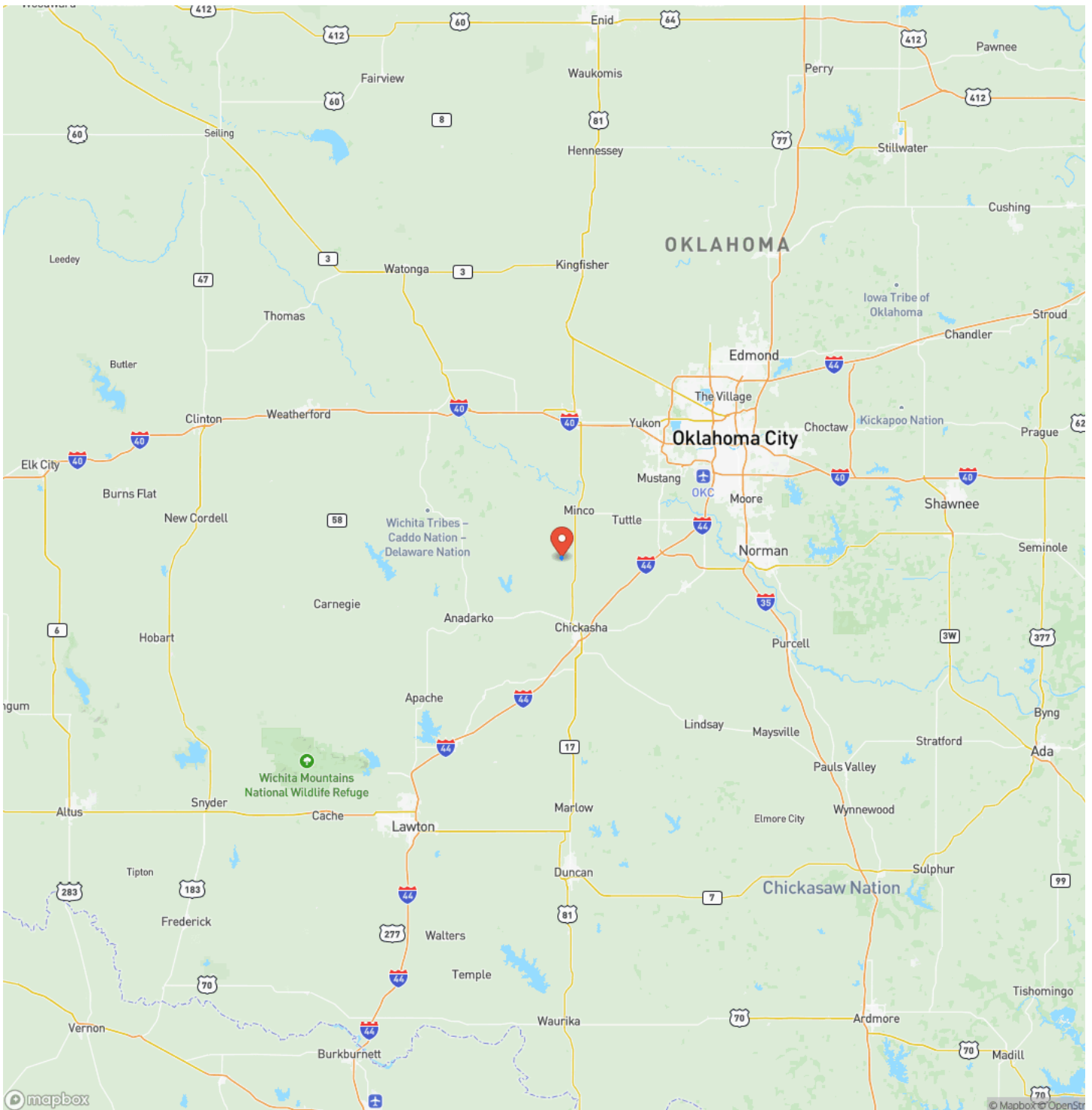
27.64 Acres Dutton Rd - Pocasset, Ok
Pocasset, OK / Grady County



Locator Map



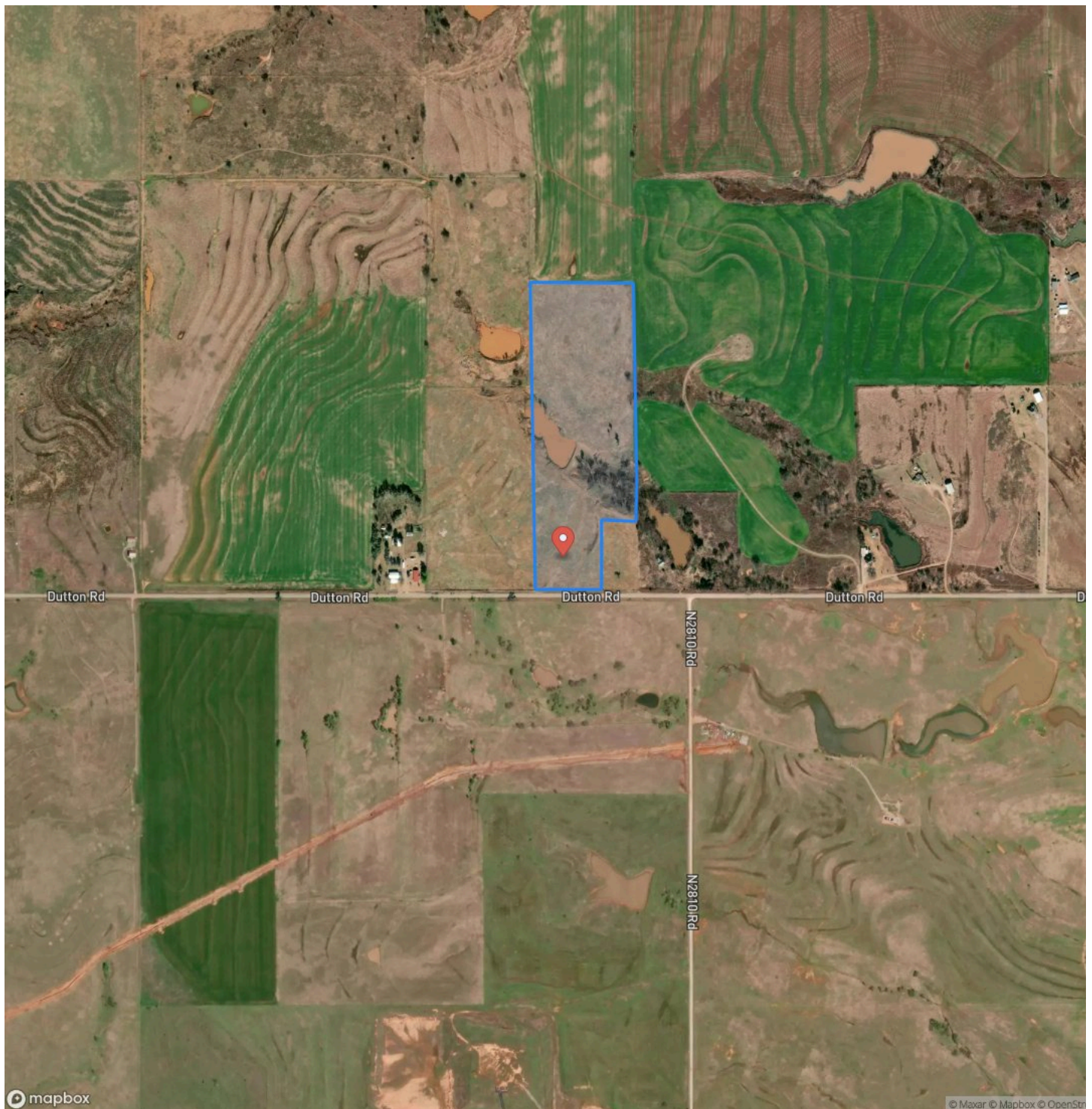
Locator Map



MORE INFO ONLINE:

Clearchoicera.com

Satellite Map



27.64 Acres Dutton Rd - Pocasset, Ok
Pocasset, 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 full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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.

Clear Choice Realty & Auction LP
P.O. Box 40
Minco, OK 73059
(405) 406-5235
Clearchoicera.com
