

137 Acres +/- 2,964 sqft Home & 30x50 Shop
2246 COUNTY ROAD 1650
Roff, OK 74865

\$1,500,000
137± Acres
Pontotoc County



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Roff, OK / Pontotoc County

SUMMARY

Address

2246 COUNTY ROAD 1650

City, State Zip

Roff, OK 74865

County

Pontotoc County

Type

Farms, Hunting Land, Ranches, Residential Property, Recreational Land

Latitude / Longitude

34.626817 / -96.912848

Dwelling Square Feet

2964

Bedrooms / Bathrooms

3 / 2.5

Acreage

137

Price

\$1,500,000

Property Website

<https://fieldslandcompany.com/property/137-acres-2-964-sqft-home-30x50-shop-pontotoc-oklahoma/65756/>



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PROPERTY DESCRIPTION

Looking for a Country home with a Recreational/Hunting paradise look no further. This Beautiful Pontotoc County 137 +/- Acres consist of a

1.5 Story 2,964 SQFT Home with (3 bed, 2.5 bath, Office, Bonus Room, Fireplace, & 2 car Garage)

30x50 Shop Building with Lean-to

Storm Shelter.

4 Ponds

2 Wet Weather Creeks

- 4 Miles Roff
- 12 Miles Sulphur
- 15 Miles Stratford
- 18 Miles Ada
- 25 Miles Pauls Valley
- 37 Miles Tishomingo
- 45 Miles Ardmore
- 1 Hr 15 Min Durant
- 1 Hr 20 Min Oklahoma City
- 2 Hr 20 Min Tulsa
- 2 Hr 20 Min Dallas
- 20 Miles Lake of the Arbuckles
- 1 Hour Lake Texoma
- 1 Hour Lake Murry

20Acres \$799,000

57 Acres \$975,000

137 Acres \$1,500,000

Call Today for your private Showing.

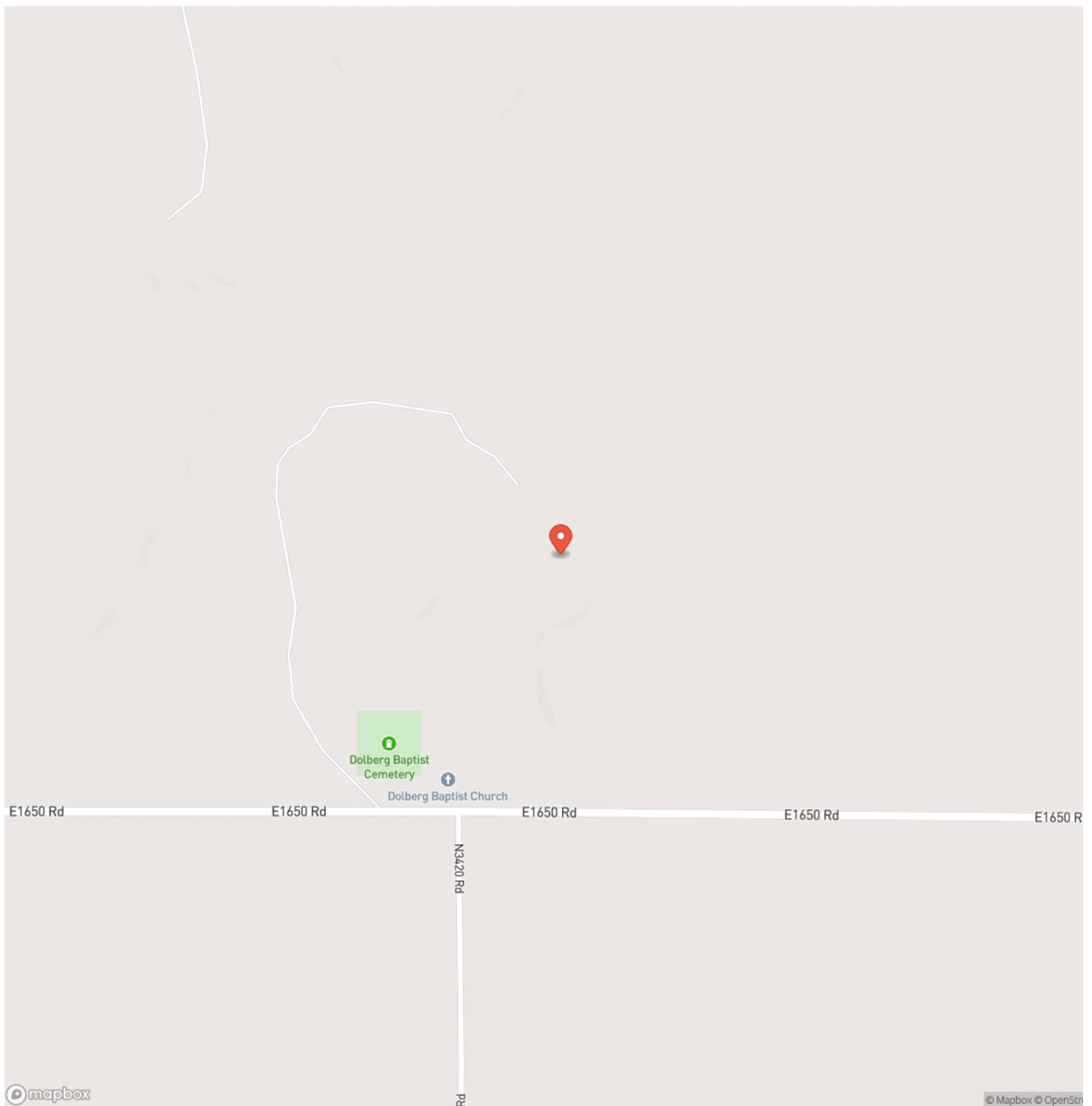
Kendale Fields

[405-584-3916](tel:405-584-3916)

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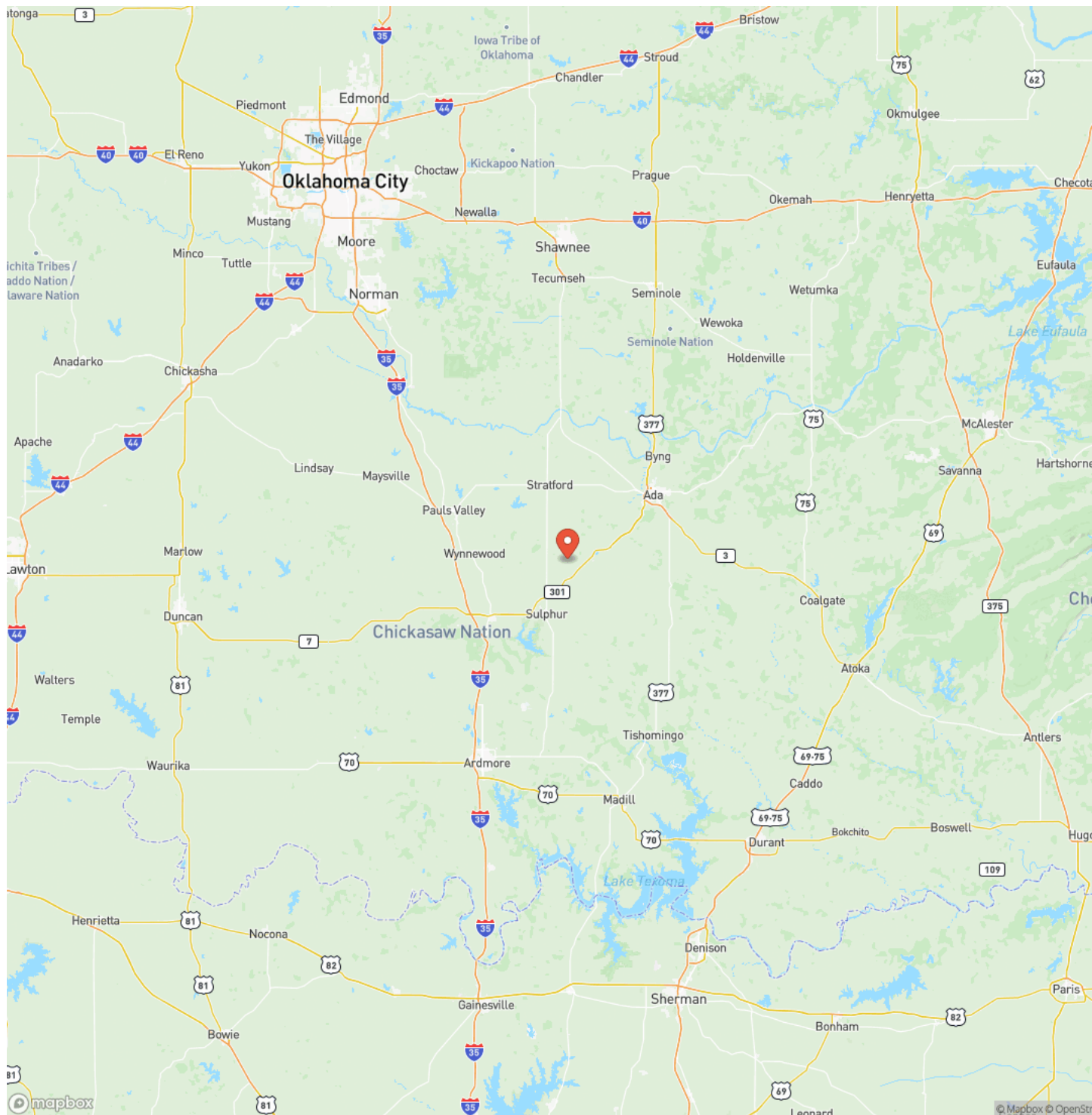


Locator Map



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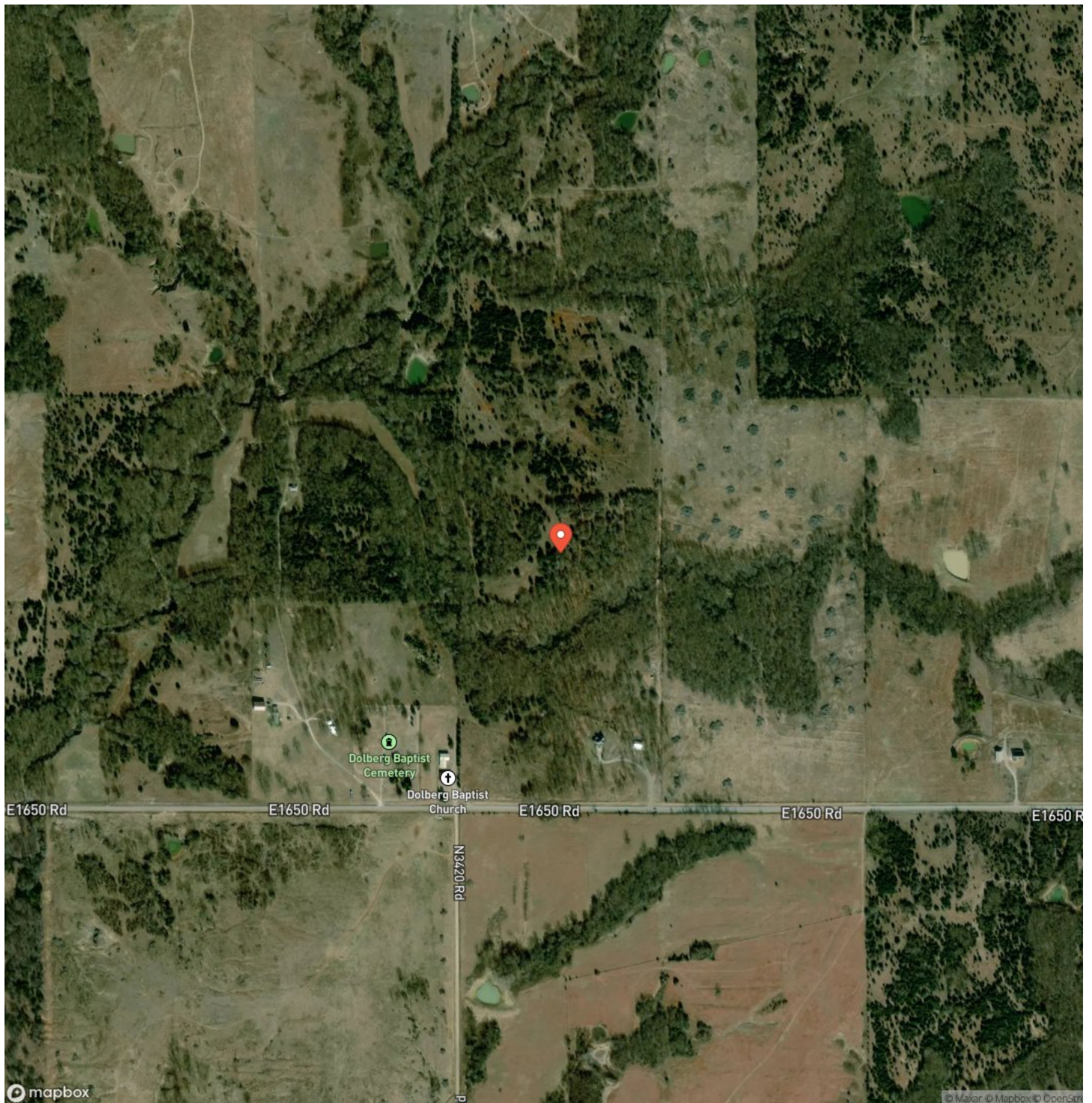
Locator Map



MORE INFO ONLINE:

137 Acres +/- 2,964 sqft Home & 30x50 Shop
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Satellite Map



137 Acres +/- 2,964 sqft Home & 30x50 Shop
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LISTING REPRESENTATIVE

For more information contact:



Representative

Kendale Fields

Mobile

(405) 584-3916

Office

(918) 329-6902

Email

Fieldslandcompany@gmail.com

Address

3980 S 297th W Ave

City / State / Zip

Mannford, OK 74044

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.

Fields Land Company
3980 S 297th W Ave
Mannford, OK 74044
(405) 584-3916
Fieldslandcompany.com
