

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

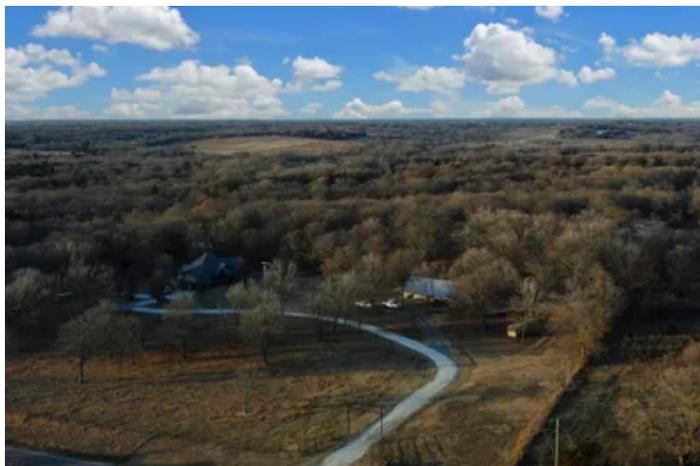
137

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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Roff, OK / Pontotoc County**

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.

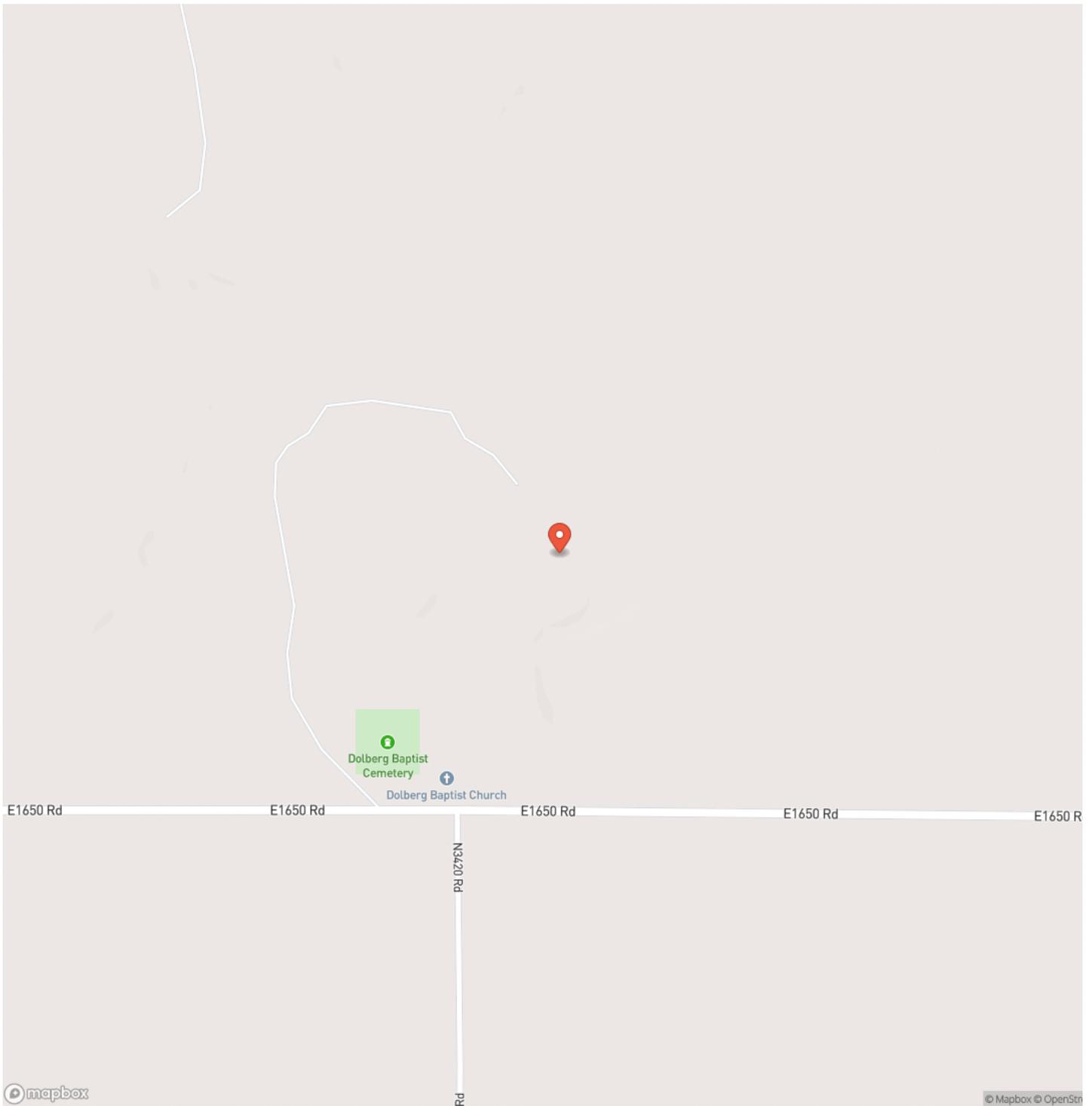
Kendale Fields

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

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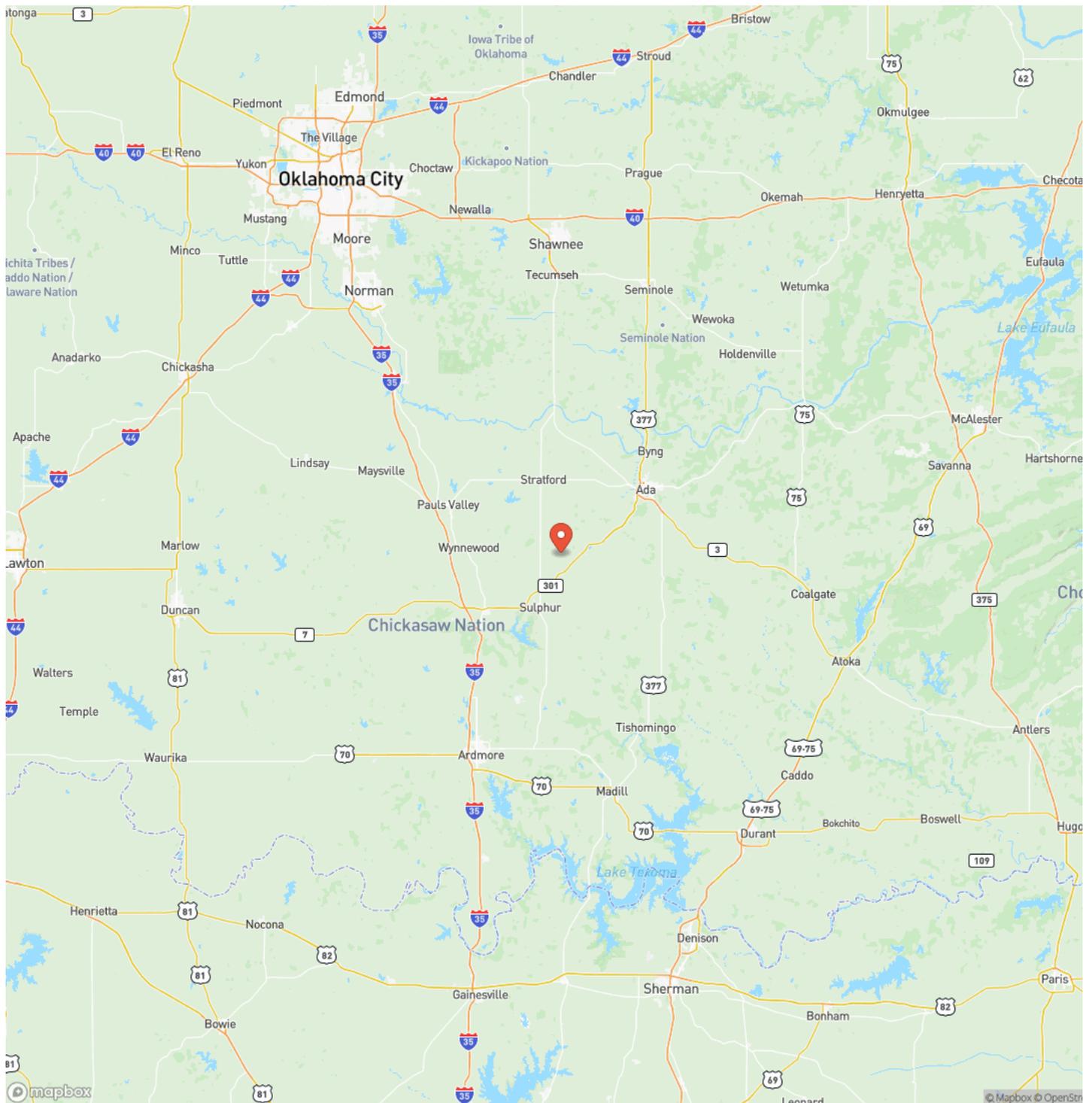


Locator Map



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Locator Map



MORE INFO ONLINE:

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



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.

Fields Land Company
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Mannford, OK 74044
(405) 584-3916
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