

Byars-298 N 9th
298 N 9th
Byars, OK 74831

\$1,280,000
222± Acres
McClain County



Byars-298 N 9th
Byars, OK / McClain County

SUMMARY

Address

298 N 9th

City, State Zip

Byars, OK 74831

County

McClain County

Type

Ranches

Latitude / Longitude

34.879585 / -97.044275

Dwelling Square Feet

1527

Bedrooms / Bathrooms

3 / 2

Acreage

222

Price

\$1,280,000

Property Website

<https://www.allaboutuland.com/property/byars-298-n-9th-mcclain-oklahoma/35535/>



PROPERTY DESCRIPTION

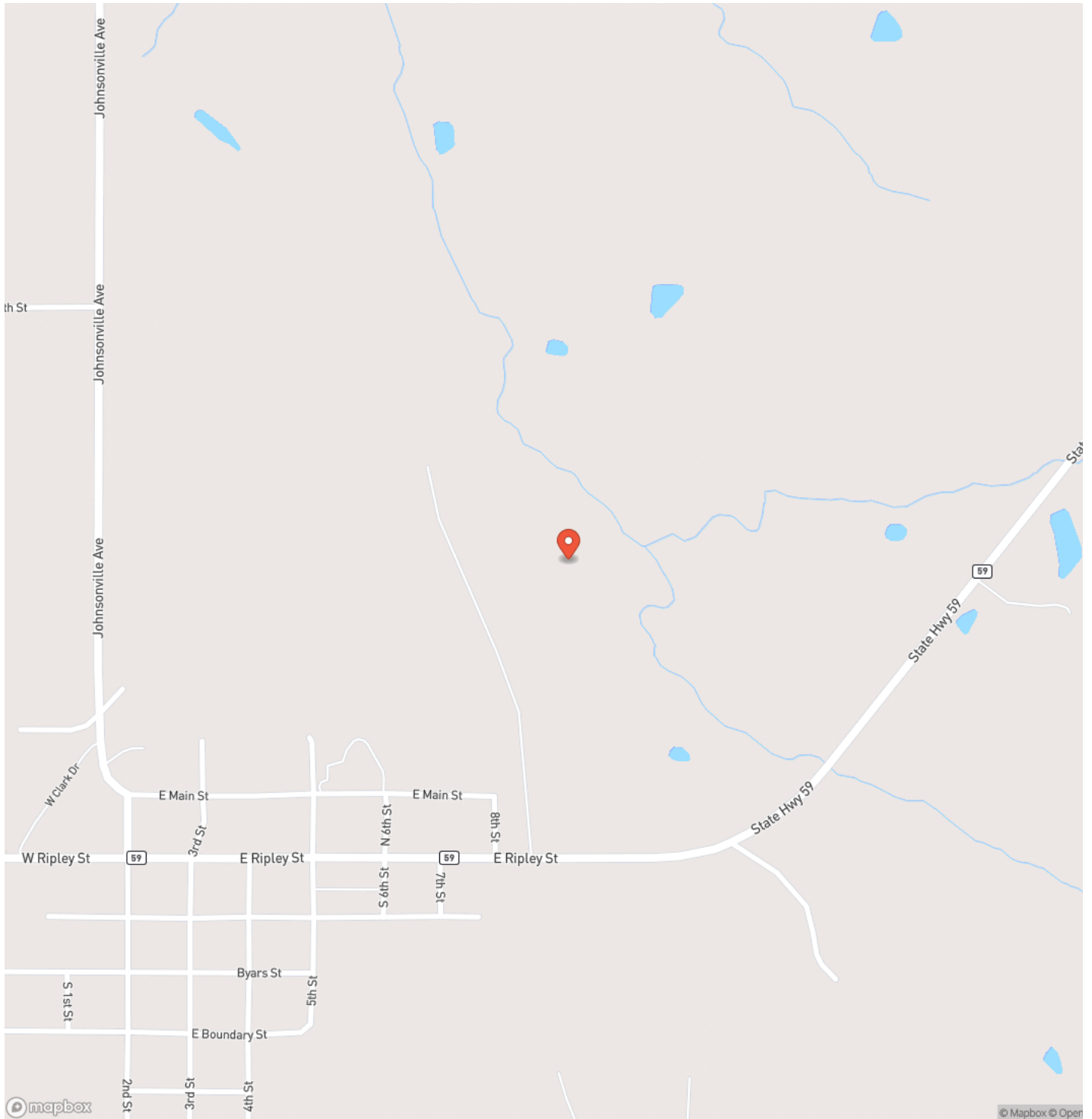
This 222 acres more or less (m/l) has a 110% of everything the hunter, rancher, investor or family could ever want!! Fly-in or Drive-in to your private oasis with mature trees and open pasture at this Ranch in Byars, OK. The Ranch Style Home has an open living with a wood burning fireplace, three good size bedrooms with two bathrooms. A two car carport and a covered back patio to enjoy those warm summer afternoons or the chilly winter evenings. A 40'x68' building/airplane hanger with an add-on of a 20'x 27' shop and an 18'x24' shed. The owner has made half million dollars of improvements in the last two years in pipe/cable/barbed wire fencing, land & buildings. There is multiple trophy bass fishing ponds, world class whitetail, waterfowl, predator and hog hunting with total privacy. This Perfect land will run up to 65 cow/calf pairs or for your world class horse operations and two incredible places to build your own private arena. There is also on top of the hill a building site that has million dollar views.

It has two and three phase electric on the property as well as city water. This is a turnkey property that offers every opportunity a person could ever want for your family to hunt, fish or as a investment for development and its all on this 222ac(m/l) property in central Oklahoma. 20 minutes m/l to Ada/Pauls Valley, 30 min m/l to Shawnee, 45 min m/l to Norman, 1hr m/l to the Texas line and 2 1/2hrs m/l to Dallas!! This one WILL NOT LAST LONG!! Call James West if U would like more information on this property at [405-268-2684](tel:405-268-2684).



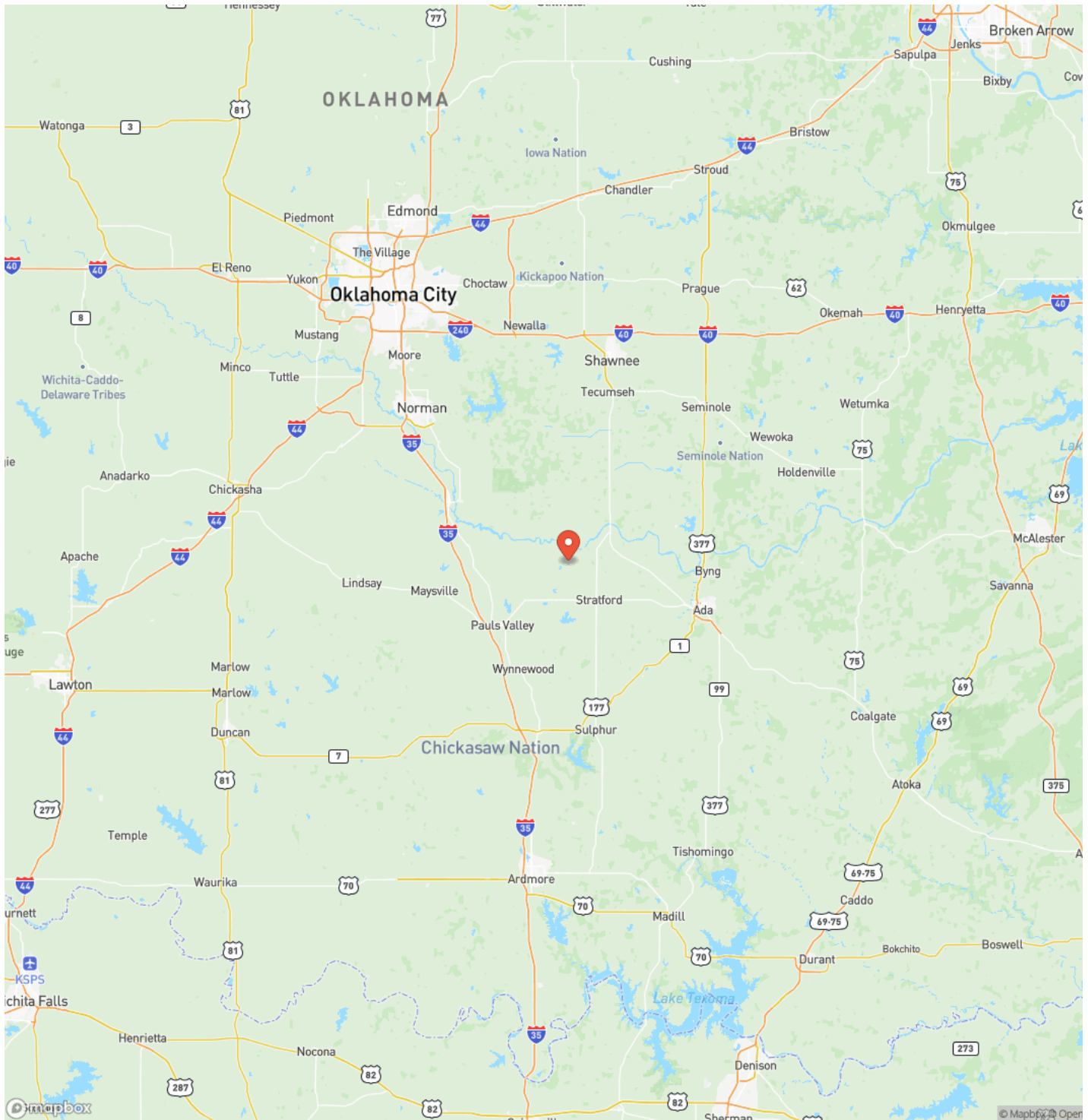
MORE INFO ONLINE:

Locator Map



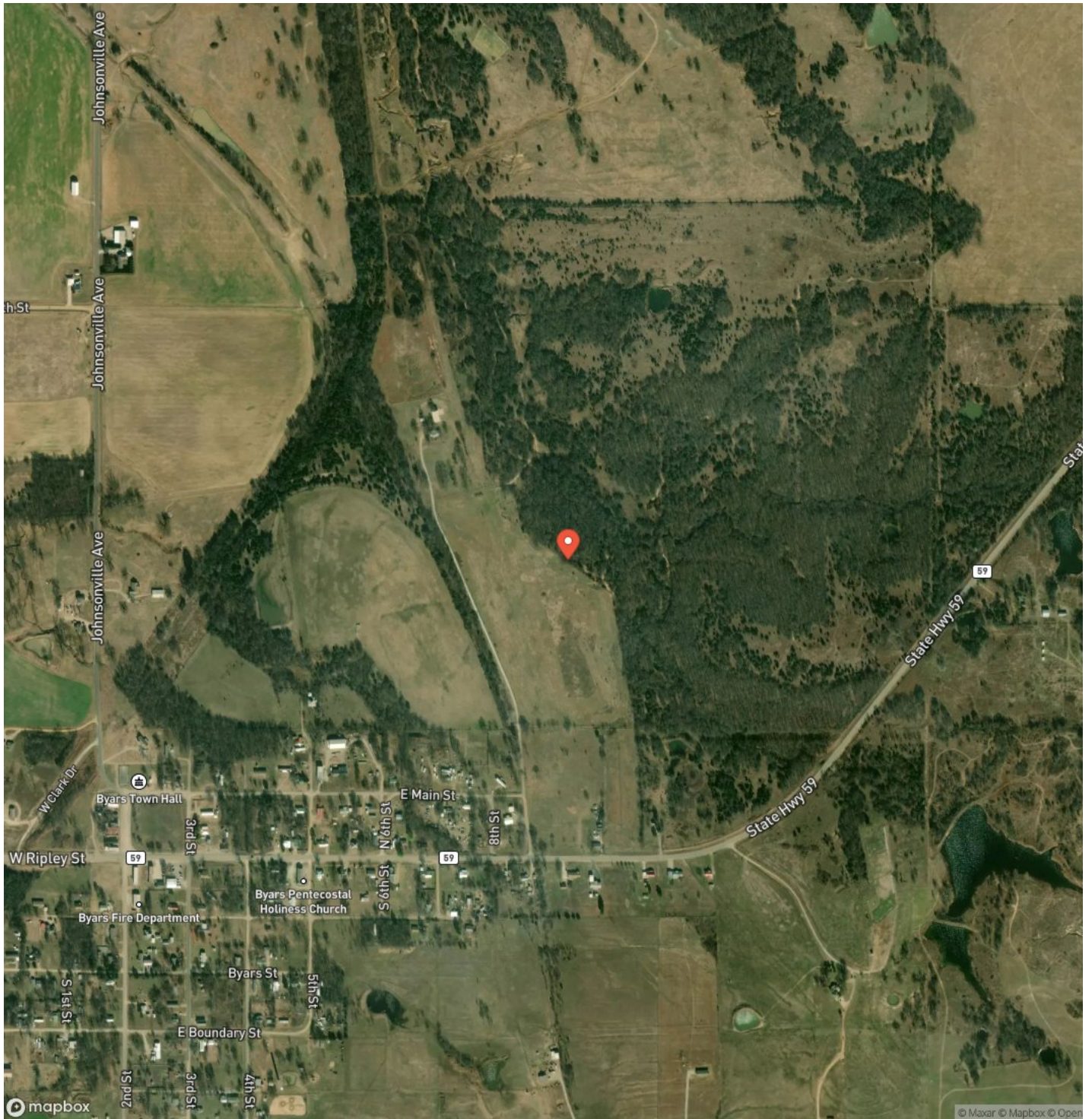
MORE INFO ONLINE:

Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

Byars-298 N 9th
Byars, OK / McClain County

LISTING REPRESENTATIVE

For more information contact:



Representative

James West

Mobile

(405) 268-2684

Office

(918) 962-2578

Email

james.west@allaboutuland.com

Address

City / State / Zip

Spiro, OK 74959

NOTES

MORE INFO ONLINE:

[illegible]

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.

All About U Real Estate Inc
23431 Queener Loop
Spiro, OK 74959
(918) 658-4476
<https://www.allaboutuland.com/>
