Lot 23 & 24 Sawyer, OK 74756 Lot 23 & 24 Sawyer, OK 74756 \$179,000 2.160± Acres Choctaw County





Lot 23 & 24 Sawyer, OK 74756 Sawyer, OK / Choctaw County

SUMMARY

Address Lot 23 & 24

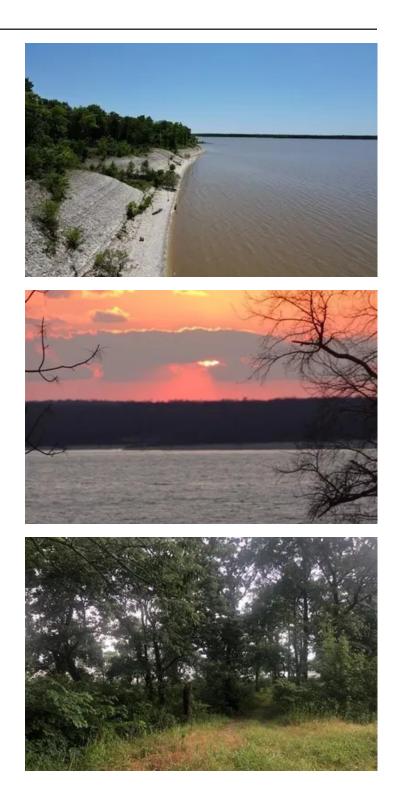
City, State Zip Sawyer, OK 74756

County Choctaw County

Type Farms, Lot

Acreage 2.160

Price \$179,000



PROPERTY DESCRIPTION

Tired of all the noise and fast pace of city life? Looking for your own R&R property? Enjoy the sites and sounds of Mother Nature than only rural living can offer. Bring your plans and build the lake house of your dreams looking out over beautiful Hugo Lake. Located just North of Sawyer is this lovely gated residential development. Deed covenants protect your investment with neighboring properties of like kind. This double lot is perfect to build your weekend get way or your home sweet home. Enjoy stunning sunsets from the privacy of your own backyard. Hugo Lake is currently a Corp of Engineer lake known for its excellent fishing. Hugo Lake marina and amenities nearby.

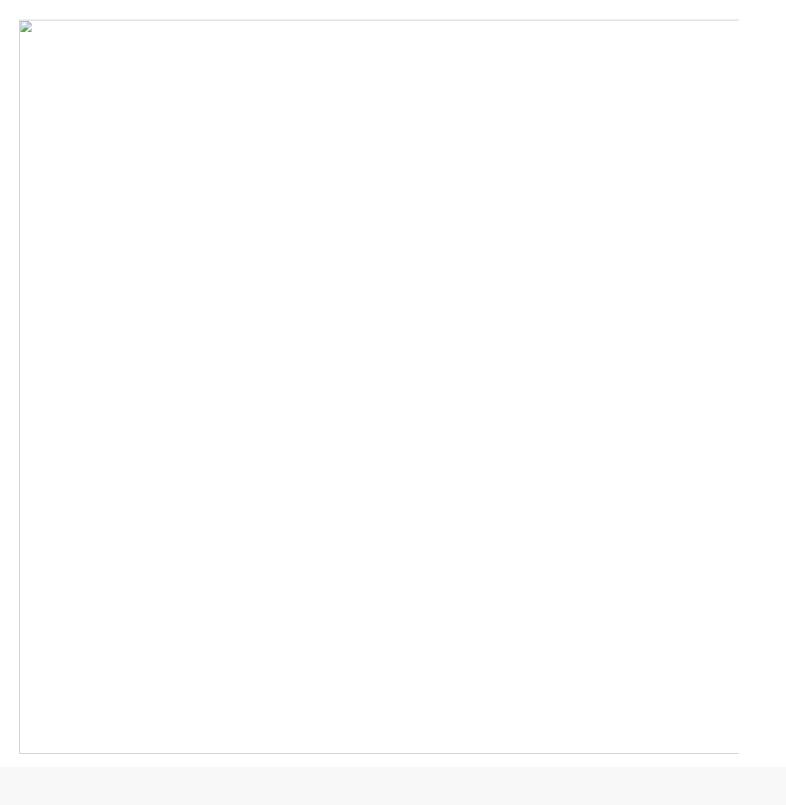
Lot 23 & 24 Sawyer, OK 74756 Sawyer, OK / Choctaw County



Locator Map

Locator Map

Satellite Map



LISTING REPRESENTATIVE For more information contact:



<u>NOTES</u>

Representative

Bryan Glass

Mobile (903) 785-8457

Office (903) 785-8457

Email bryan@glasslandandhome.com

Address 2407 Lamar Ave. Ste. A

City / State / Zip Paris, TX 75460

| NOTES | | |
|-------|------|--|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

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.

Glass Land & Home 2407 Lamar Ave. Ste. A Paris, TX 75460 (903) 785-8457 https://www.glasslandandhome.com/