

10 acre tract with shop house! BOKCHITA, OKLAHOMA
549 Wann Circle
Bokchito, OK 74726

\$155,000
10± Acres
Bryan County



10 acre tract with shop house! BOKCHITA, OKLAHOMA
Bokchito, OK / Bryan County

SUMMARY

Address

549 Wann Circle

City, State Zip

Bokchito, OK 74726

County

Bryan County

Type

Farms, Horse Property

Latitude / Longitude

33.889134 / -96.153592

Bedrooms / Bathrooms

1 / 1

Acreage

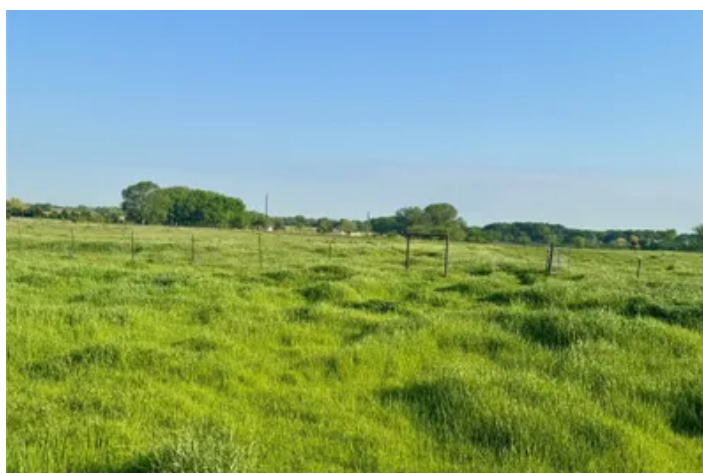
10

Price

\$155,000

Property Website

<https://www.glasslandandhome.com/property/10-acre-tract-with-shop-house-bokchita-oklahoma/bryan/oklahoma/80088/>



10 acre tract with shop house! BOKCHITA, OKLAHOMA
Bokchito, OK / Bryan County

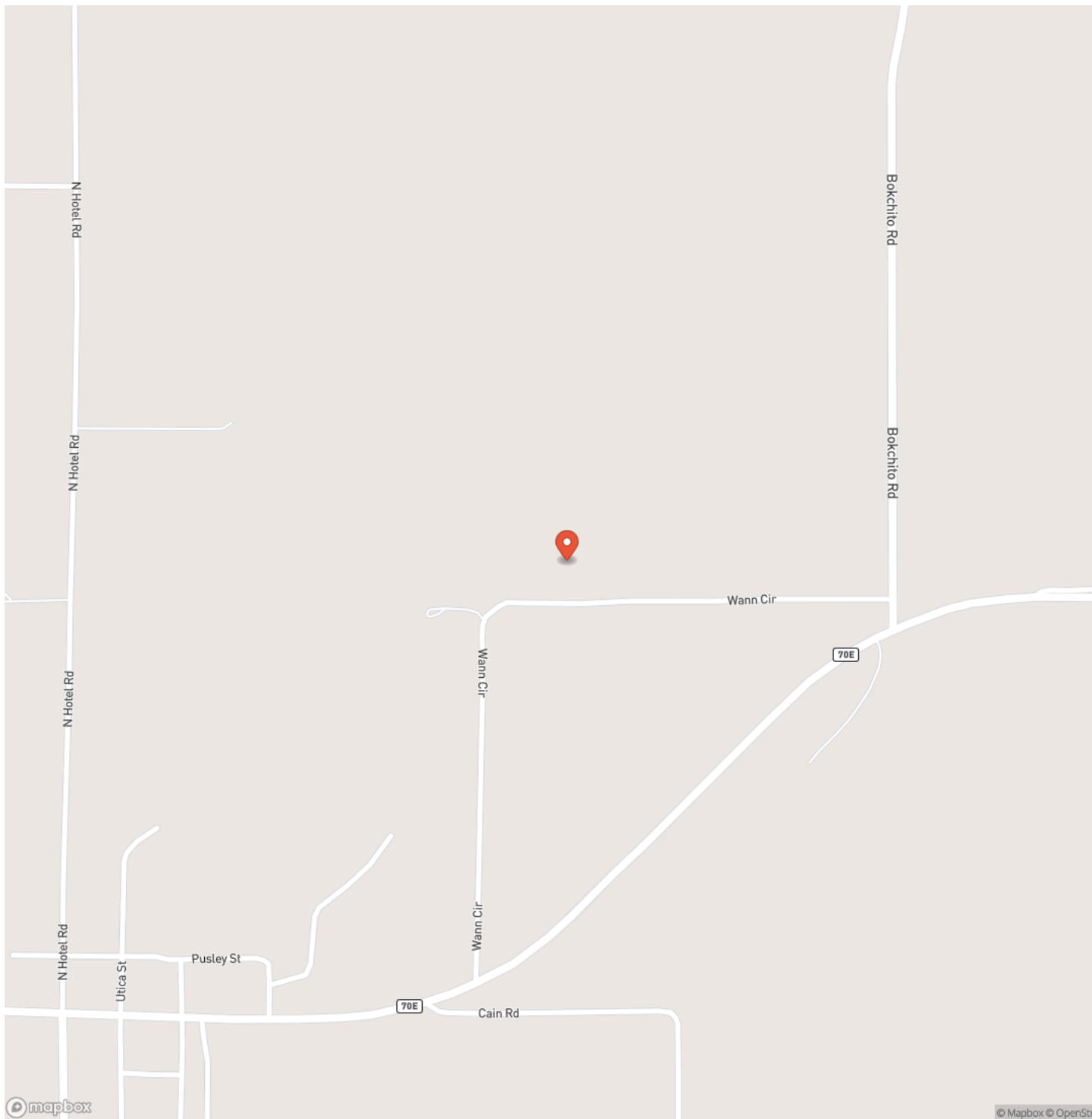
PROPERTY DESCRIPTION

Escape the hustle and bustle of city life and build your forever home on this 10 acre tract in SE Oklahoma! With no restrictions and ready for multi-purpose use the possibilities are endless! Located just south of Bokchito, Oklahoma and a few miles east of Durant. 10 acres or quiet country road, completely fenced and crossed fenced. Cross fencing allows for approximately 6 acres to be used for grazing. Various fruit trees and wild blackberries on site. Property has a barn with small living quarters including bath and kitchen facilities. Rural electric, county water and propane on site and in the barn living space. Plenty of covered area to store hay, equipment or other items used to maintain the land. Large garden spot to grow your own vegetables. There is an old well on the property. Old house on property has been demolished but needs to be removed. Propane tank, cookstove and propane heater does not convey with the property.

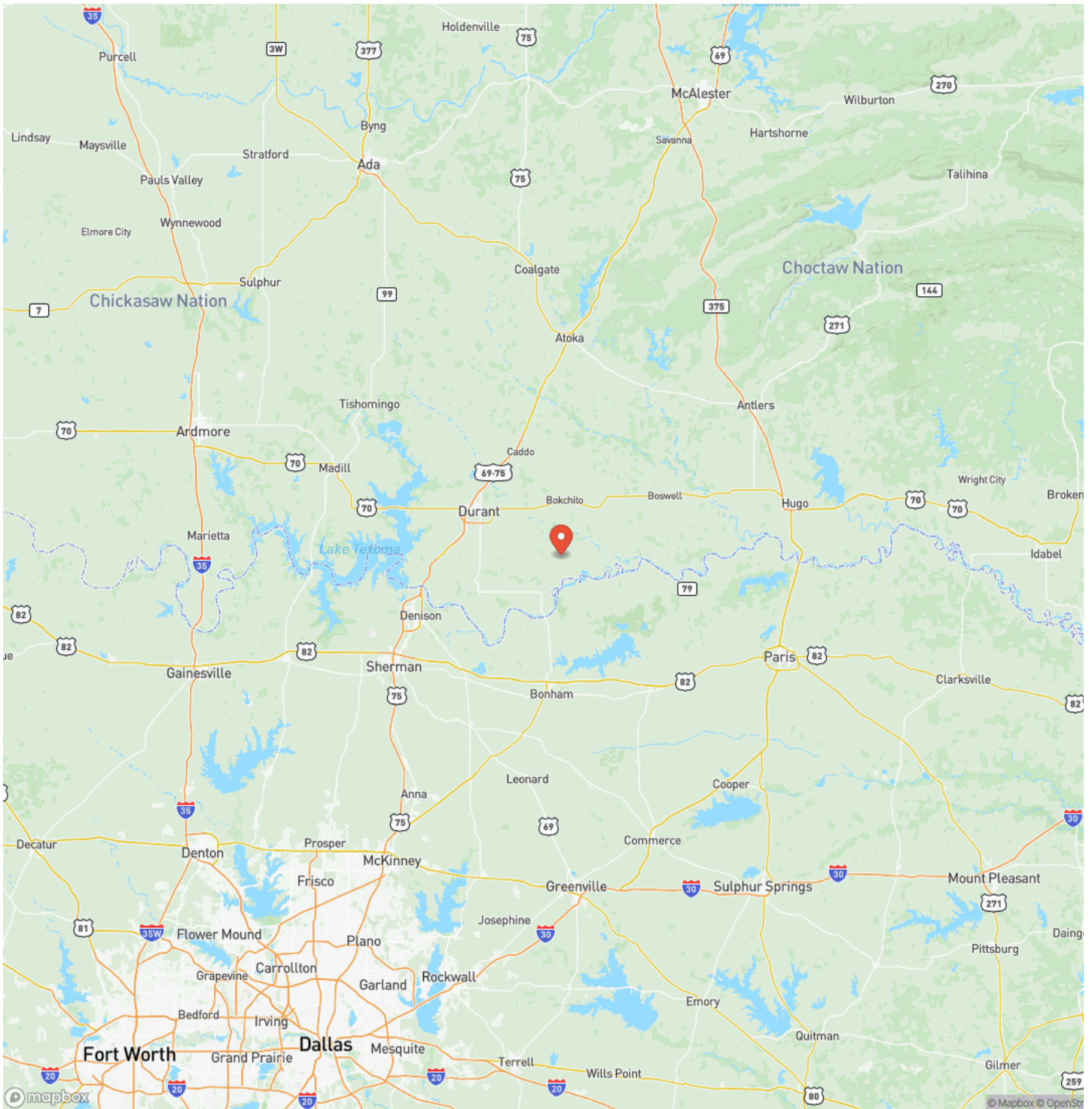
10 acre tract with shop house! BOKCHITA, OKLAHOMA
Bokchito, OK / Bryan County



Locator Map



Locator Map



MORE INFO ONLINE:

<https://www.glasslandandhome.com/>

10 acre tract with shop house! BOKCHITA, OKLAHOMA
Bokchito, OK / Bryan County

Satellite Map



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/>
