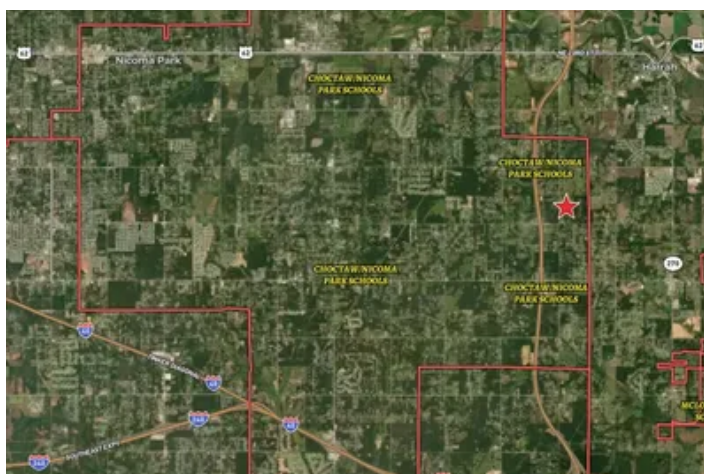


Top-Rated Schools, Open Pasture, and Room to Live
Your Way – 9 Acres in Choctaw Estates
900 S. Luther Road, Choctaw, OK 73020
Choctaw, OK 73020

\$199,000
9.680± Acres
Oklahoma County



Top-Rated Schools, Open Pasture, and Room to Live Your Way – 9 Acres in Choctaw Estates Choctaw, OK / Oklahoma County

SUMMARY

Address

900 S. Luther Road, Choctaw, OK 73020

City, State Zip

Choctaw, OK 73020

County

Oklahoma County

Type

Undeveloped Land, Lot

Latitude / Longitude

35.4555 / -97.1944

Acreage

9.680

Price

\$199,000



Top-Rated Schools, Open Pasture, and Room to Live Your Way – 9 Acres in Choctaw Estates

Choctaw, OK / Oklahoma County

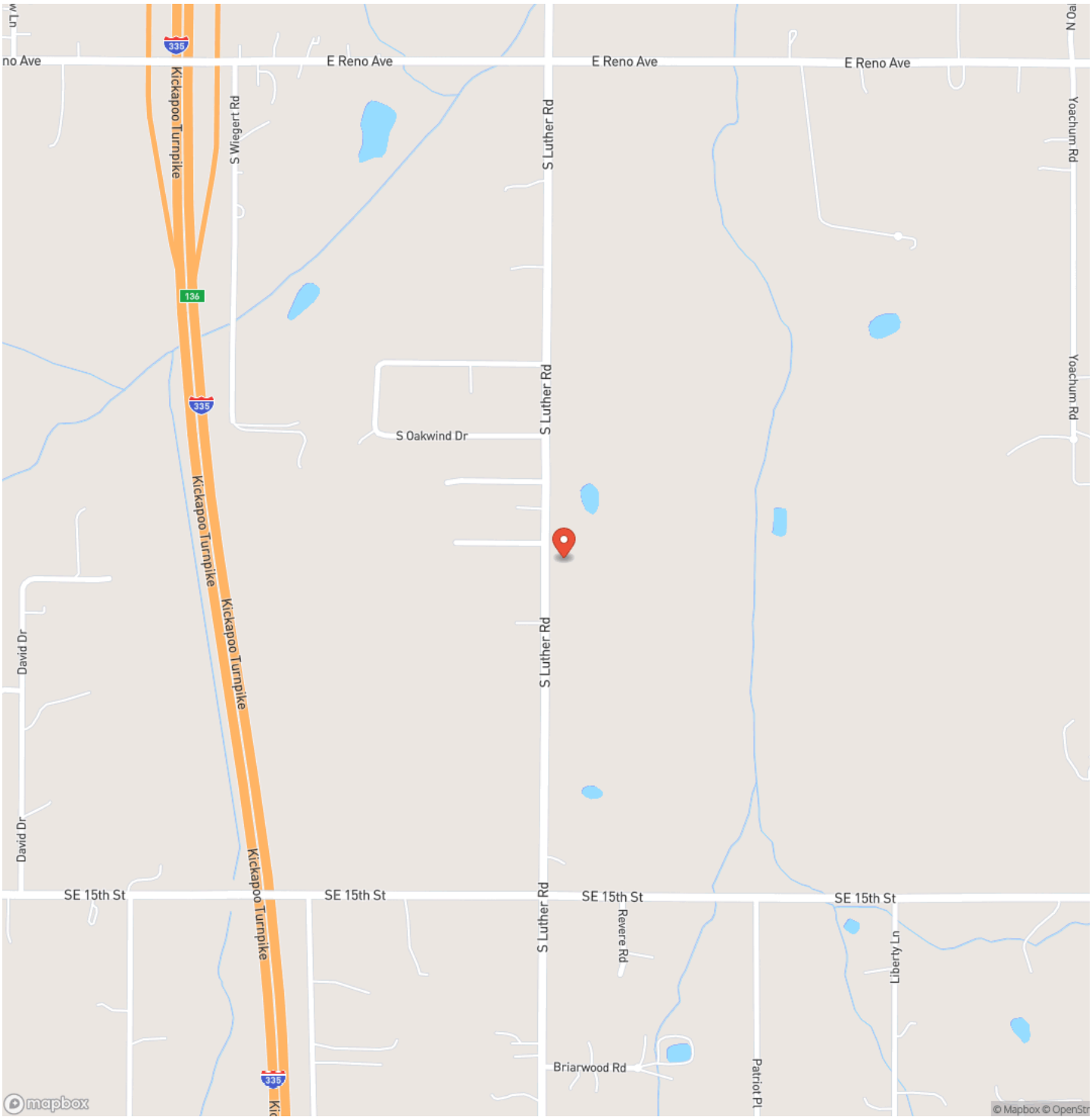
PROPERTY DESCRIPTION

Located in the highly acclaimed Choctaw-Nicoma Park School District, this 9-acre property offers not only space and freedom, but access to one of the best educational and athletic programs in the state—making it ideal for families looking to plant long-term roots. Set in the quiet Choctaw Estates addition, the land features a beautiful blend of open pasture with scattered mature trees, creating a blank canvas for your dream home, hobby farm, or rural escape. With no restrictions, you can build exactly what fits your lifestyle—custom home, barn, shop, or all of the above. There's plenty of room to ride UTVs, raise animals, grow a garden, or simply enjoy the open skies and natural surroundings. This is outdoor living at its best—with blacktop road frontage, power and internet available, and strong water well potential (wells in the area average 180 feet deep, per OWRB). Just minutes from the Kickapoo Turnpike and I-40, you'll have a quick and easy commute while still enjoying the peace and space of the countryside.

Top-Rated Schools, Open Pasture, and Room to Live Your Way – 9 Acres in Choctaw Estates
Choctaw, OK / Oklahoma County



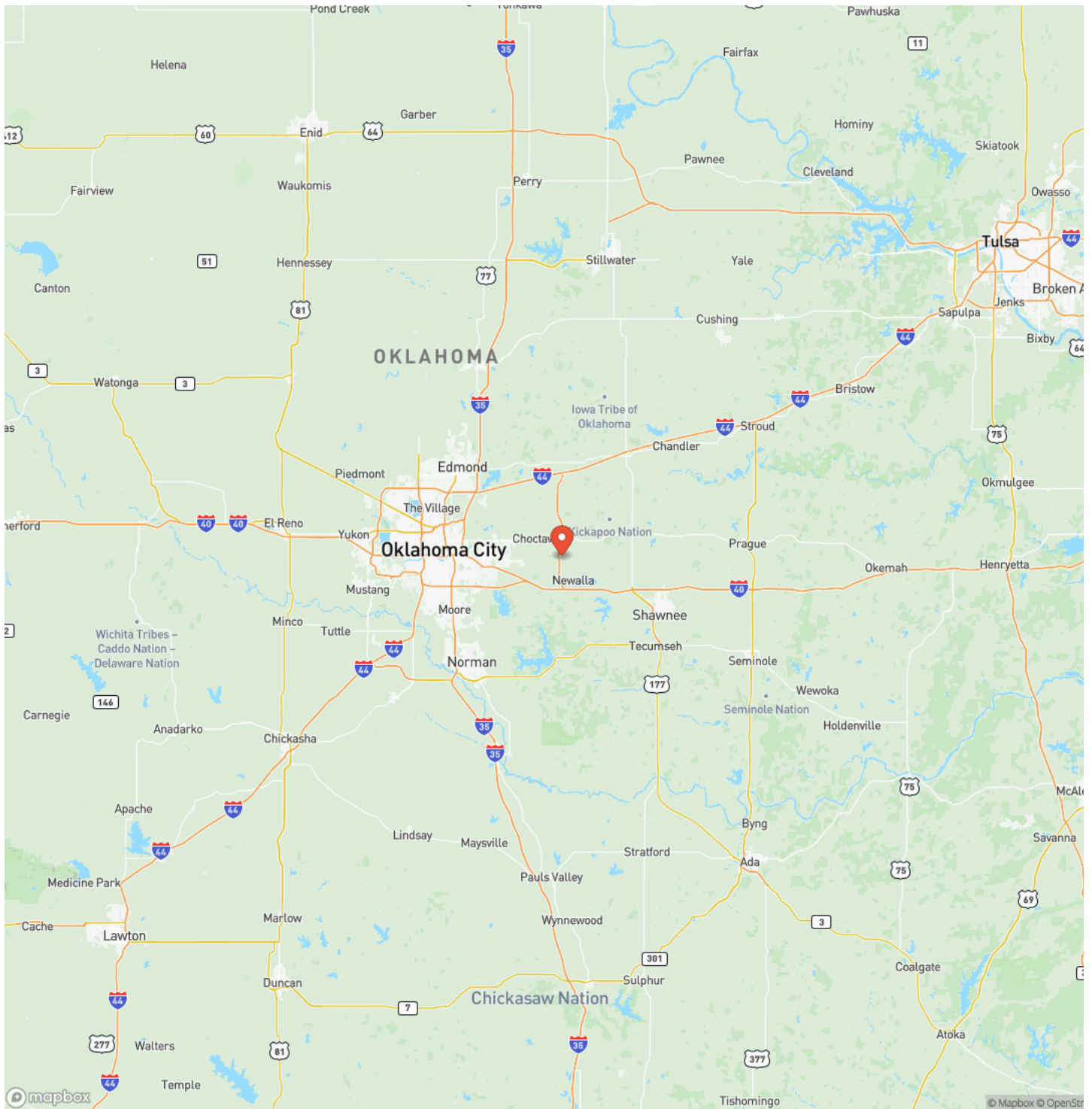
Locator Map



Top-Rated Schools, Open Pasture, and Room to Live Your Way – 9 Acres in Choctaw Estates

Choctaw, OK / Oklahoma County

Locator Map



Top-Rated Schools, Open Pasture, and Room to Live Your Way - 9 Acres in Choctaw Estates
Choctaw, OK / Oklahoma County

Satellite Map



Top-Rated Schools, Open Pasture, and Room to Live Your Way – 9 Acres in Choctaw Estates

Choctaw, OK / Oklahoma County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Rickard

Mobile

(405) 642-7762

Email

brian@oklahomalandmark.com

Address

6501 Avondale Drive

City / State / Zip

NOTES

[illegible]

This image shows a blank 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.

Metro Mark Real Estate
6501 Avondale Drive
Nichols Hills, OK 73116
(405) 848-8818
