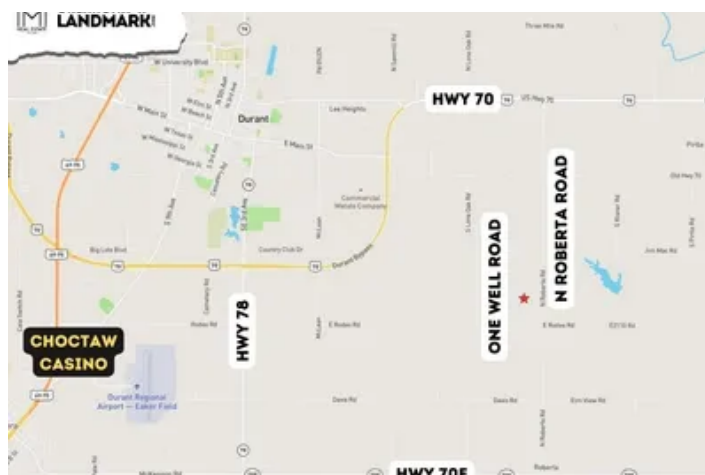


10.5 +/- Acres East of Durant!  
0008 E. Rodeo Road  
Durant, OK 74701

**\$157,500**  
10.500± Acres  
Bryan County



**10.5 +/- Acres East of Durant!**  
**Durant, OK / Bryan County**

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**SUMMARY**

**Address**

0008 E. Rodeo Road

**City, State Zip**

Durant, OK 74701

**County**

Bryan County

**Type**

Undeveloped Land

**Latitude / Longitude**

33.953731 / -96.373108

**Taxes (Annually)**

32

**Acreage**

10.500

**Price**

\$157,500



**10.5 +/- Acres East of Durant!**  
**Durant, OK / Bryan County**

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**PROPERTY DESCRIPTION**

This expansive, unrestricted 10.5 +/- acre tract of land is the perfect canvas for your dream home, workshop, or any other improvements you envision. The land is generally level, offering multiple exceptional building sites. Pockets of mature trees provide natural privacy from the road, making this property both accessible and secluded. Enjoy the peace of rural living while staying close to nearby amenities and recreational hotspots. Located just a short drive from the Choctaw Casino, scenic lakes, and other local attractions, this property strikes the perfect balance between peaceful countryside living and convenience.

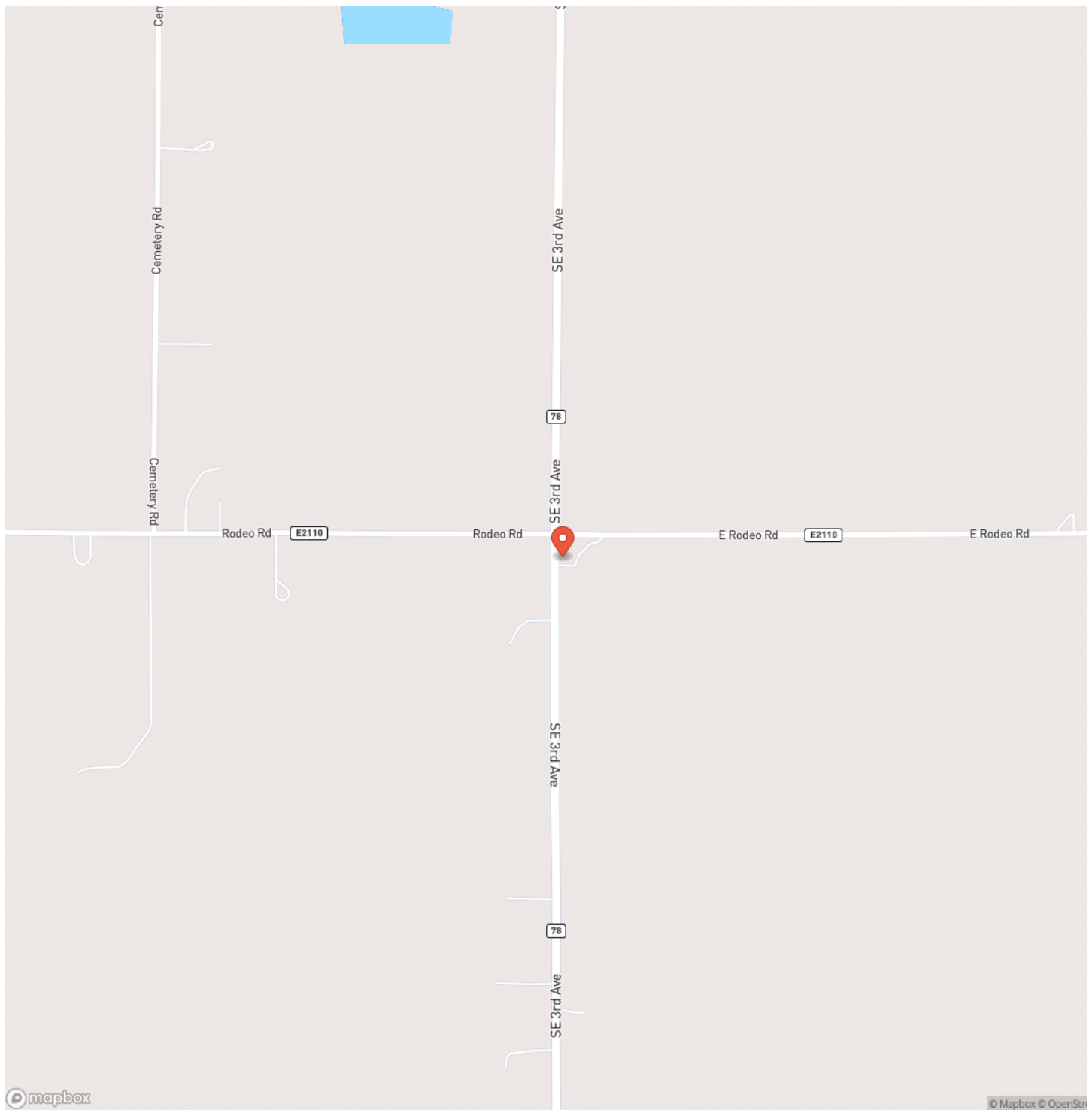


**10.5 +/- Acres East of Durant!**  
**Durant, OK / Bryan County**

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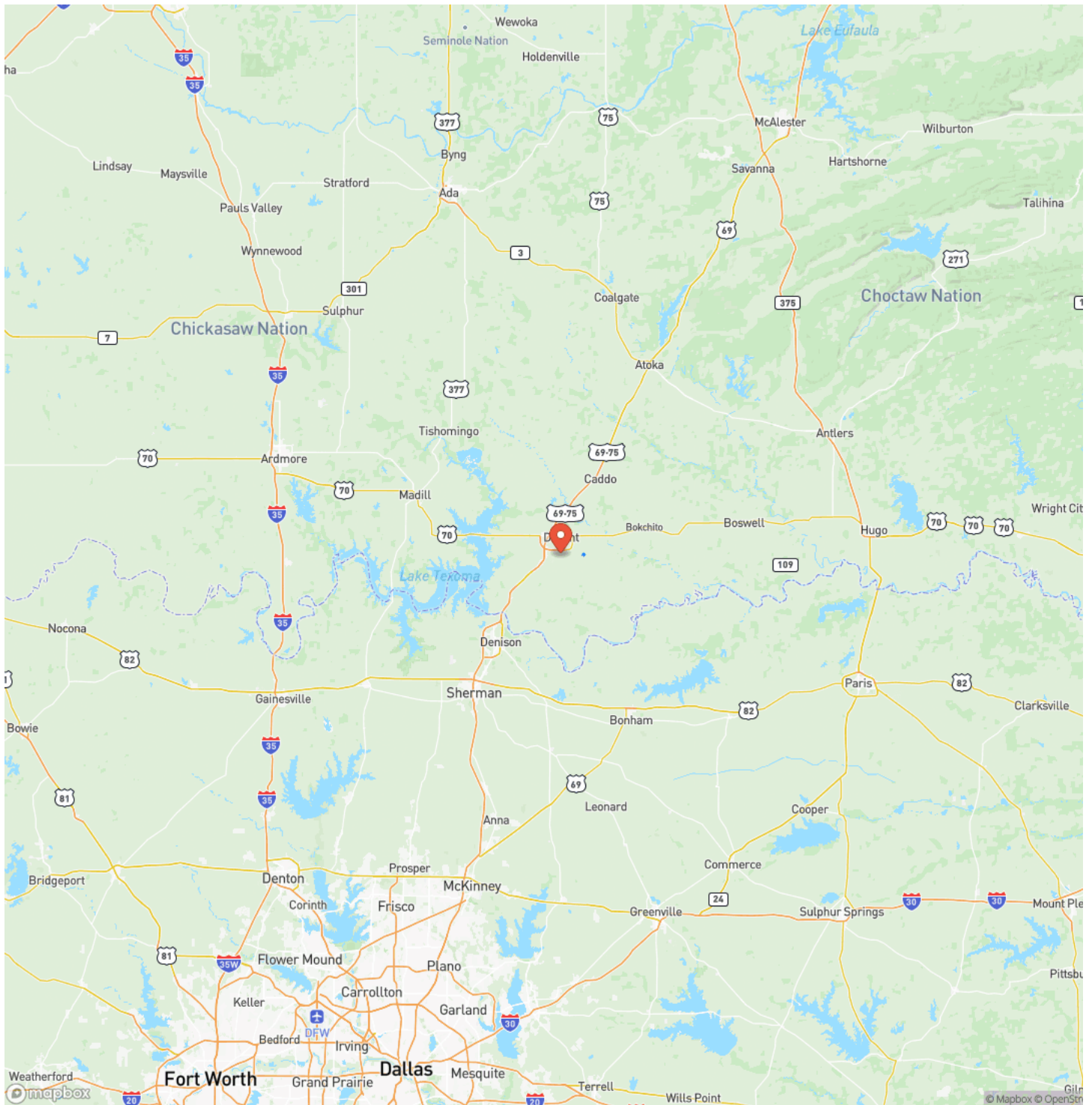


## Locator Map



10.5 +/- Acres East of Durant!  
Durant, OK / Bryan County

## Locator Map

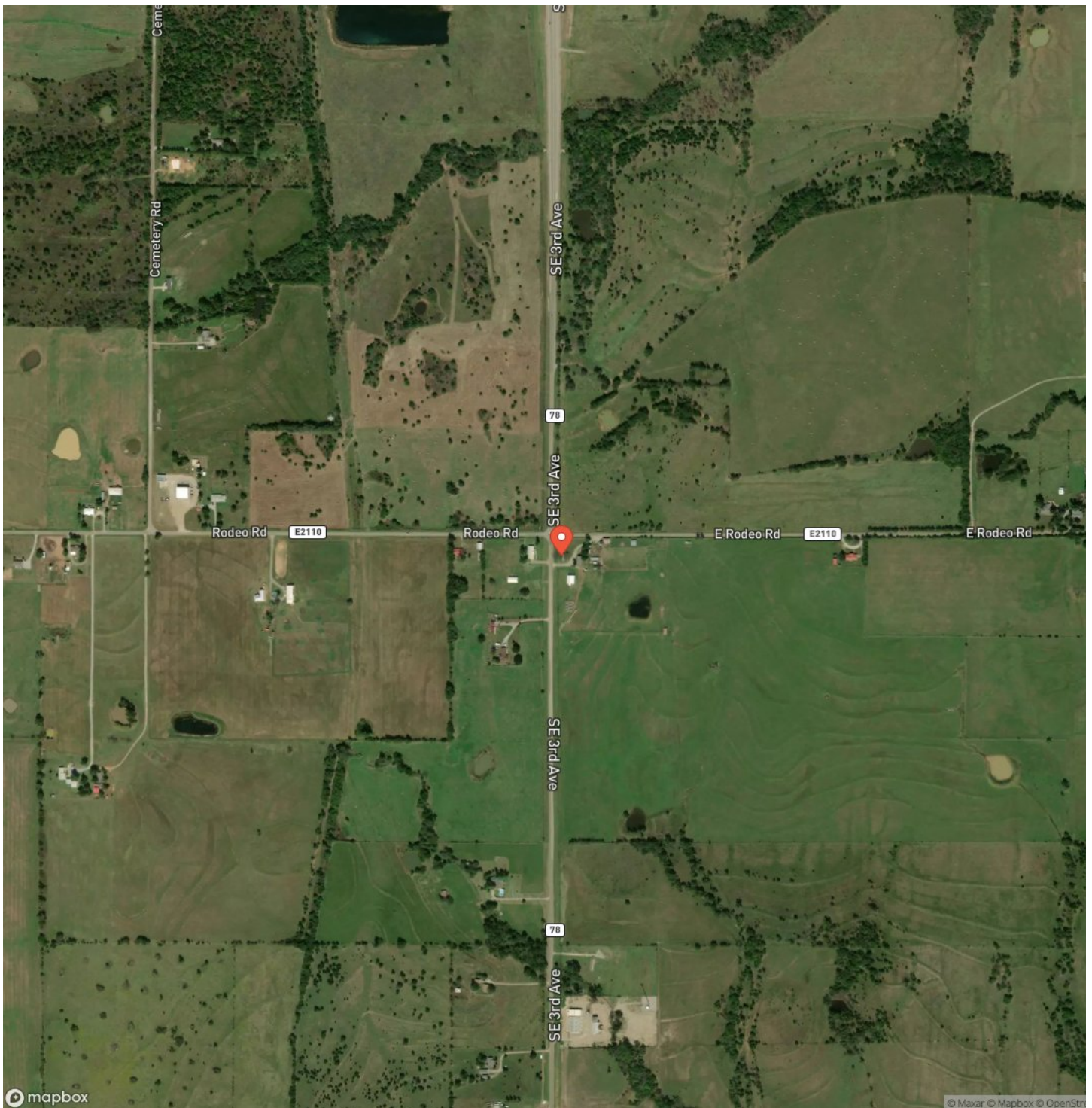




10.5 +/- Acres East of Durant!  
Durant, OK / Bryan County

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## Satellite Map



## 10.5 +/- Acres East of Durant! Durant, OK / Bryan 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

Oklahoma City, OK 73116

## NOTES

[illegible]



## This image shows a single sheet of white paper with horizontal blue 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.

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

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