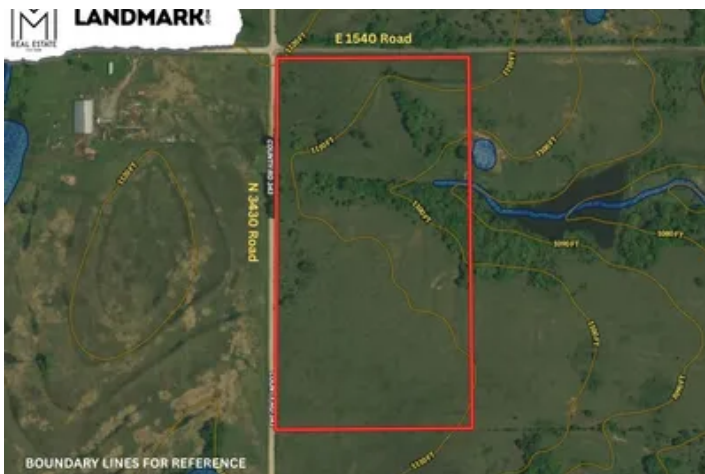


20 +/- Acres Near Stratford  
0001 E. 1540 Road  
Stratford, OK 74820

**\$109,000**  
20± Acres  
Pontotoc County



**20 +/- Acres Near Stratford**  
**Stratford, OK / Pontotoc County**

---

**SUMMARY**

**Address**

0001 E. 1540 Road

**City, State Zip**

Stratford, OK 74820

**County**

Pontotoc County

**Type**

Undeveloped Land, Ranches, Recreational Land

**Latitude / Longitude**

34.7819 / -96.8972

**Taxes (Annually)**

33

**Acreage**

20

**Price**

\$109,000



**20 +/- Acres Near Stratford**  
**Stratford, OK / Pontotoc County**

---

**PROPERTY DESCRIPTION**

Plant your roots on these 20 +/- acres just east of Stratford. Conveniently located a mile south of Highway 19, this property has promise to be a flourishing homestead. The terrain is generally level providing exceptional sites to build. There are electric poles around the property and the area has exceptional water well potential based on OWRB maps. There is potential access to rural water lines based on markers near the NW corner of the property. The land is mostly pasture with pockets of timber and a wet weather creek that cuts through the property. With no restrictions, this place has the capability as a hobby ranch, home site, or quiet escape from the city!

Additional land is available in the area. Located within 20 minutes of Pauls Valley and Ada. Schedule your private showing today!

GPS Coordinates: 34.7819, -96.8972

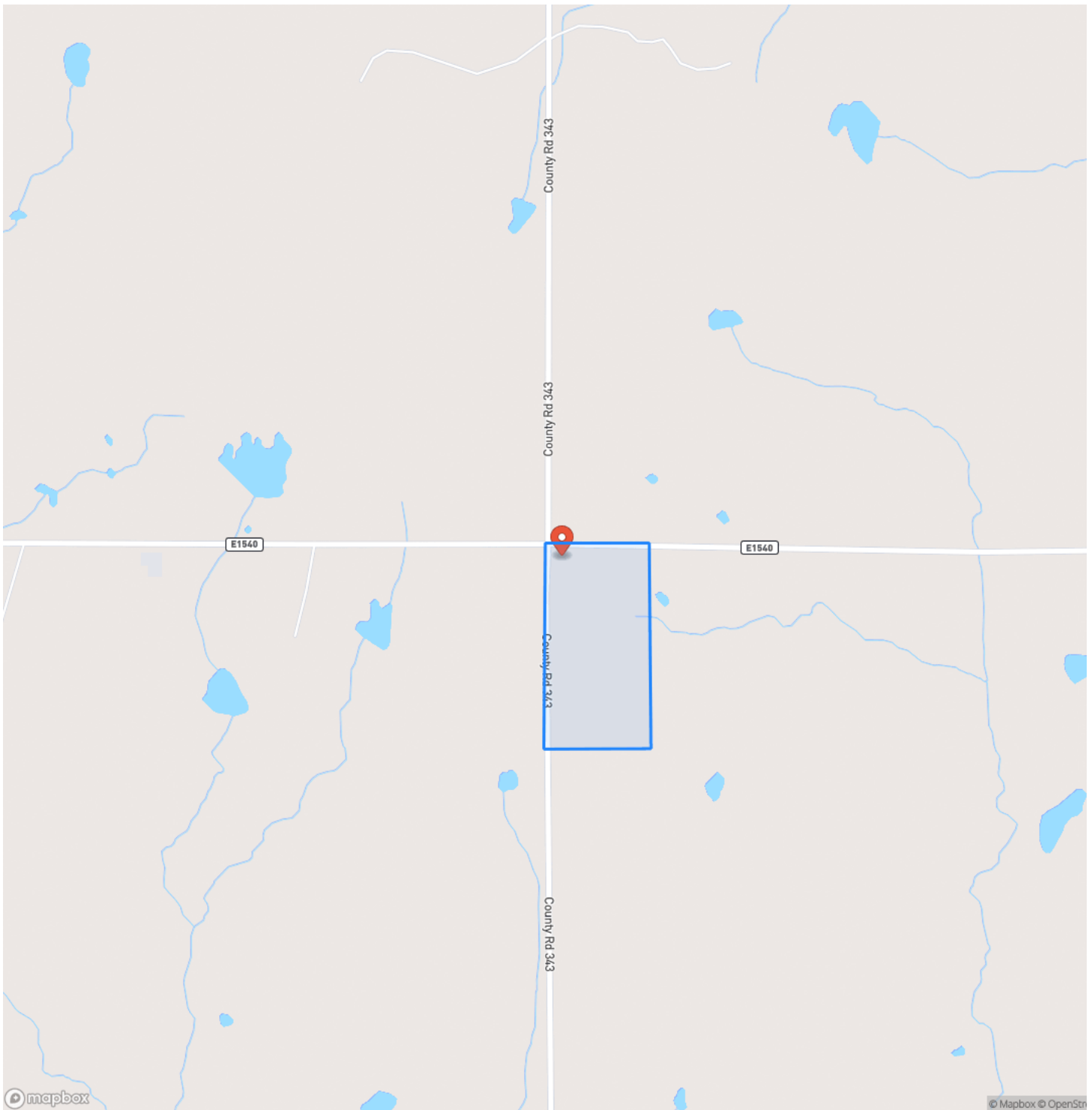
From Stratford at Hwy 19 and Hwy 177, Go South on Hwy 177 for 1 Mile, Turn Left/East on E 1540 Road, Go East for 4 Miles, Property at intersection of County Road 343 and 1540 on SE Side.

20 +/- Acres Near Stratford  
Stratford, OK / Pontotoc County

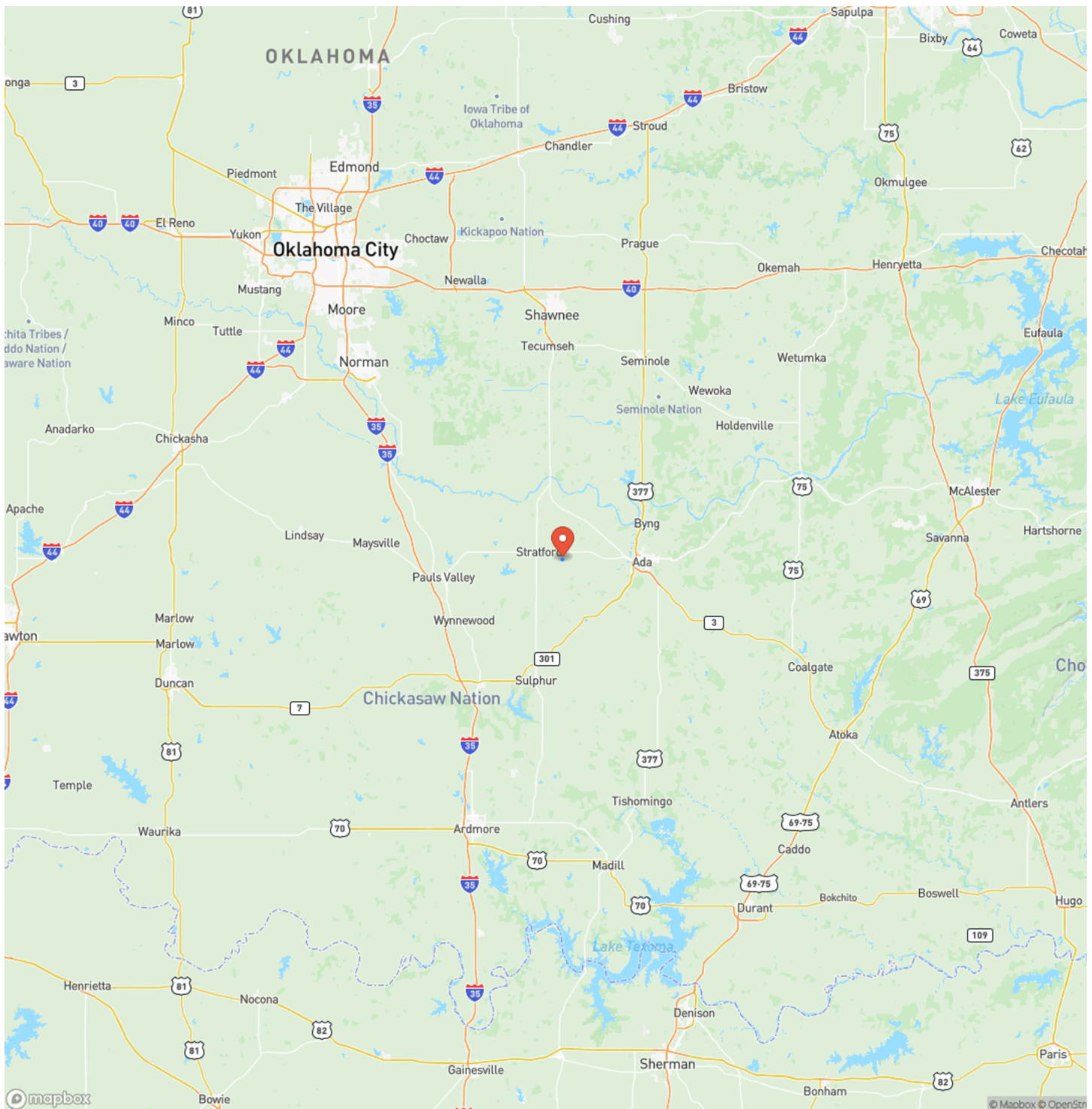
---



## Locator Map



## Locator Map



## Satellite Map



**20 +/- Acres Near Stratford**  
**Stratford, OK / Pontotoc 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 full page of blank, lined paper. It features approximately 20 evenly spaced horizontal black lines across its entire width, providing a template for handwriting practice or general note-taking. The margins are consistent on all sides.

## **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

---