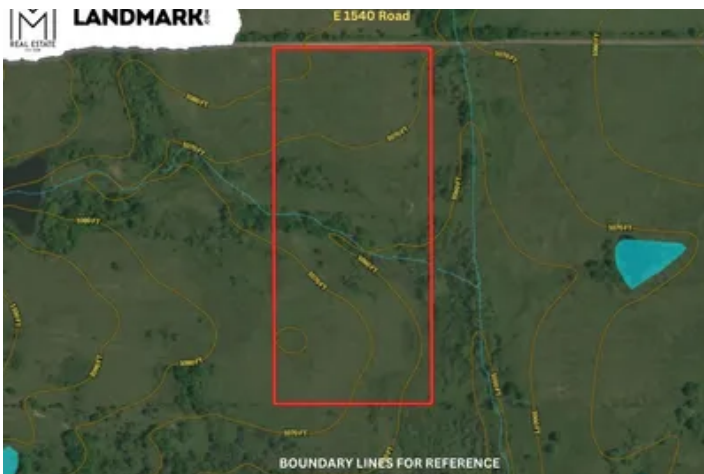


Tranquil 15 +/- Acres  
0003 E. 1540 Road  
Stratford, OK 74820

**\$90,000**  
15± Acres  
Garvin County



**Tranquil 15 +/- Acres**  
**Stratford, OK / Garvin County**

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**SUMMARY**

**Address**

0003 E. 1540 Road

**City, State Zip**

Stratford, OK 74820

**County**

Garvin County

**Type**

Undeveloped Land, Ranches

**Latitude / Longitude**

34.782 / -96.8897

**Taxes (Annually)**

33

**Acreage**

15

**Price**

\$90,000



**Tranquil 15 +/- Acres**  
**Stratford, OK / Garvin County**

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**PROPERTY DESCRIPTION**

East of Stratford near Highway 19, these 15 +/- acres would be an excellent location for your hobby ranch or homesite. Electric utilities run along the northern end of the property and the area boasts exceptional water wells at shallow depths based on OWRB data. The land is made up of hearty grasses and a tranquil wet weather creek. With no restrictions, this would be an exceptional place to build your homestead with outbuildings. The land is very level with incredible views of Pontotoc County. Situated just 20 minutes from Pauls Valley and 15 minutes from Ada.

Call today to schedule your private showing!

GPS: 34.782, -96.8897

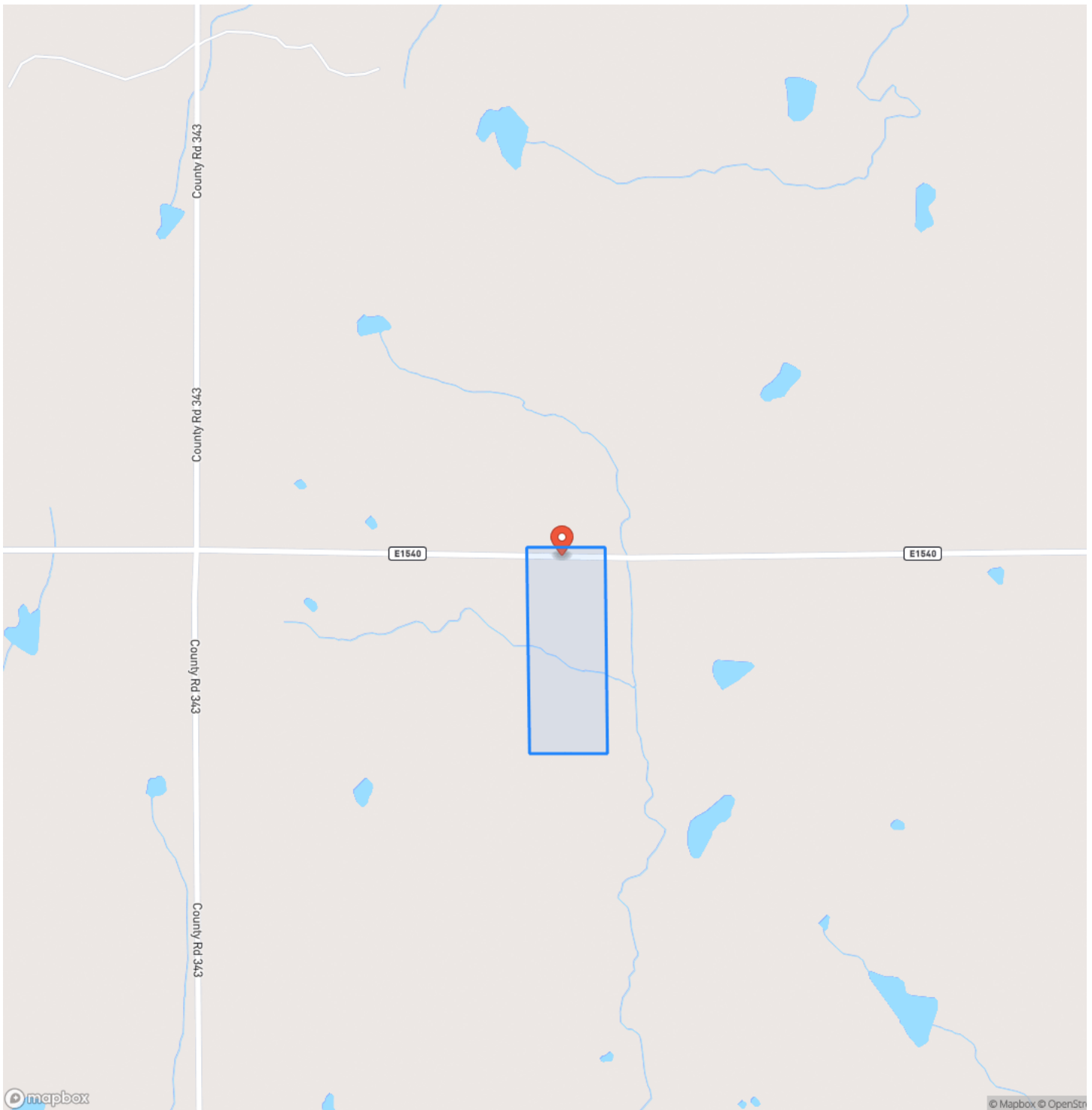


Tranquil 15 +/- Acres  
Stratford, OK / Garvin County

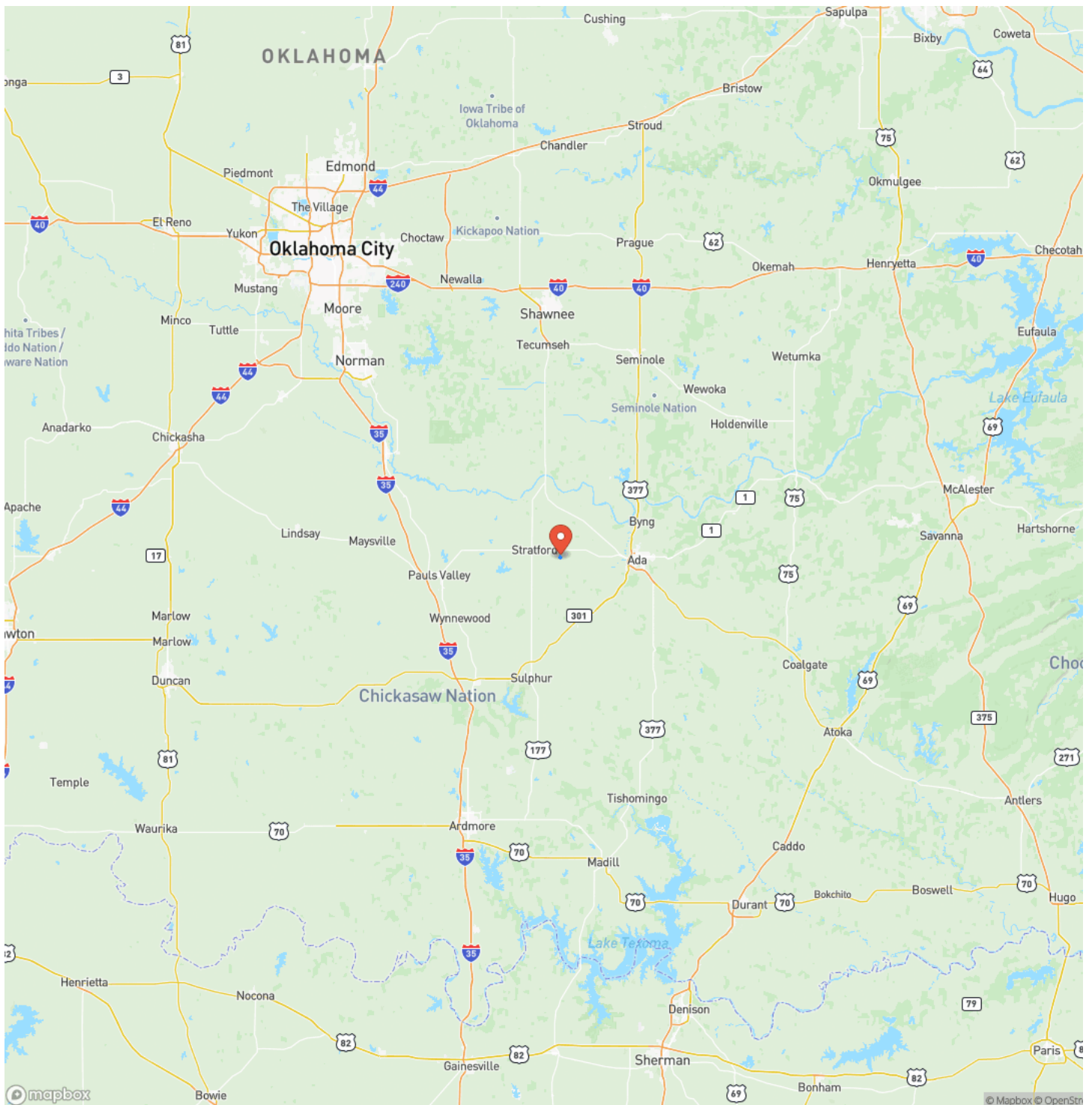
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## Locator Map



## Locator Map





## Satellite Map



**Tranquil 15 +/- Acres**  
**Stratford, OK / Garvin 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 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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