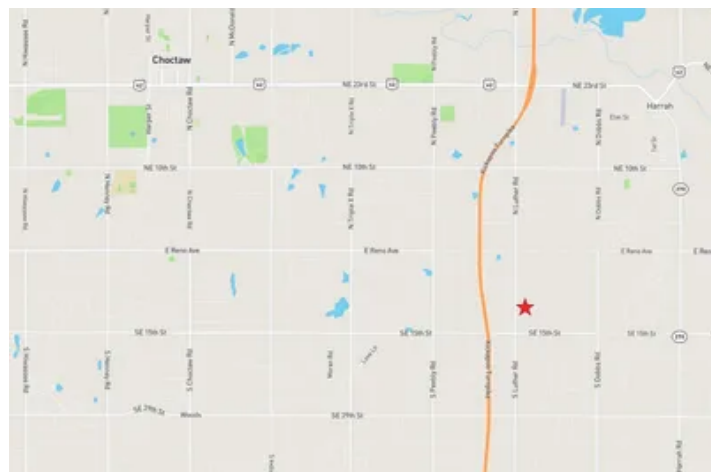


**Your 9-Acre Retreat in Choctaw Estates – Open Pasture
& Endless Possibilities**
1100 S. Luther Road, Choctaw, OK 73020
Choctaw, OK 73020

\$189,000
9.680± Acres
Oklahoma County



Your 9-Acre Retreat in Choctaw Estates – Open Pasture & Endless Possibilities

Choctaw, OK / Oklahoma County

SUMMARY

Address

1100 S. Luther Road, Choctaw, OK 73020

City, State Zip

Choctaw, OK 73020

County

Oklahoma County

Type

Undeveloped Land

Latitude / Longitude

35.4535 / -97.1946

Acreage

9.680

Price

\$189,000



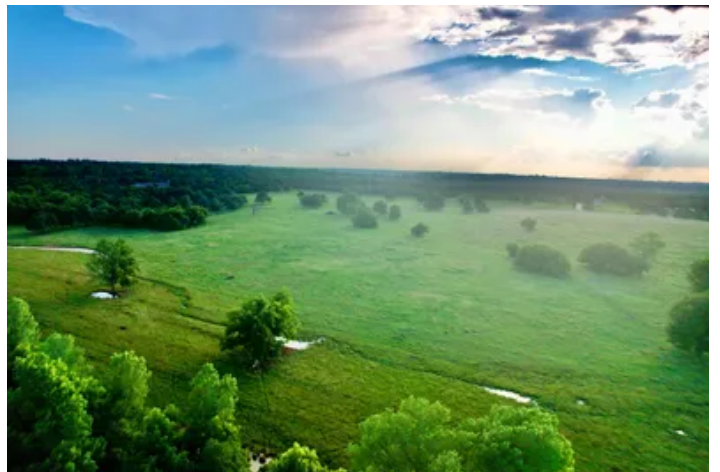
Your 9-Acre Retreat in Choctaw Estates – Open Pasture & Endless Possibilities

Choctaw, OK / Oklahoma County

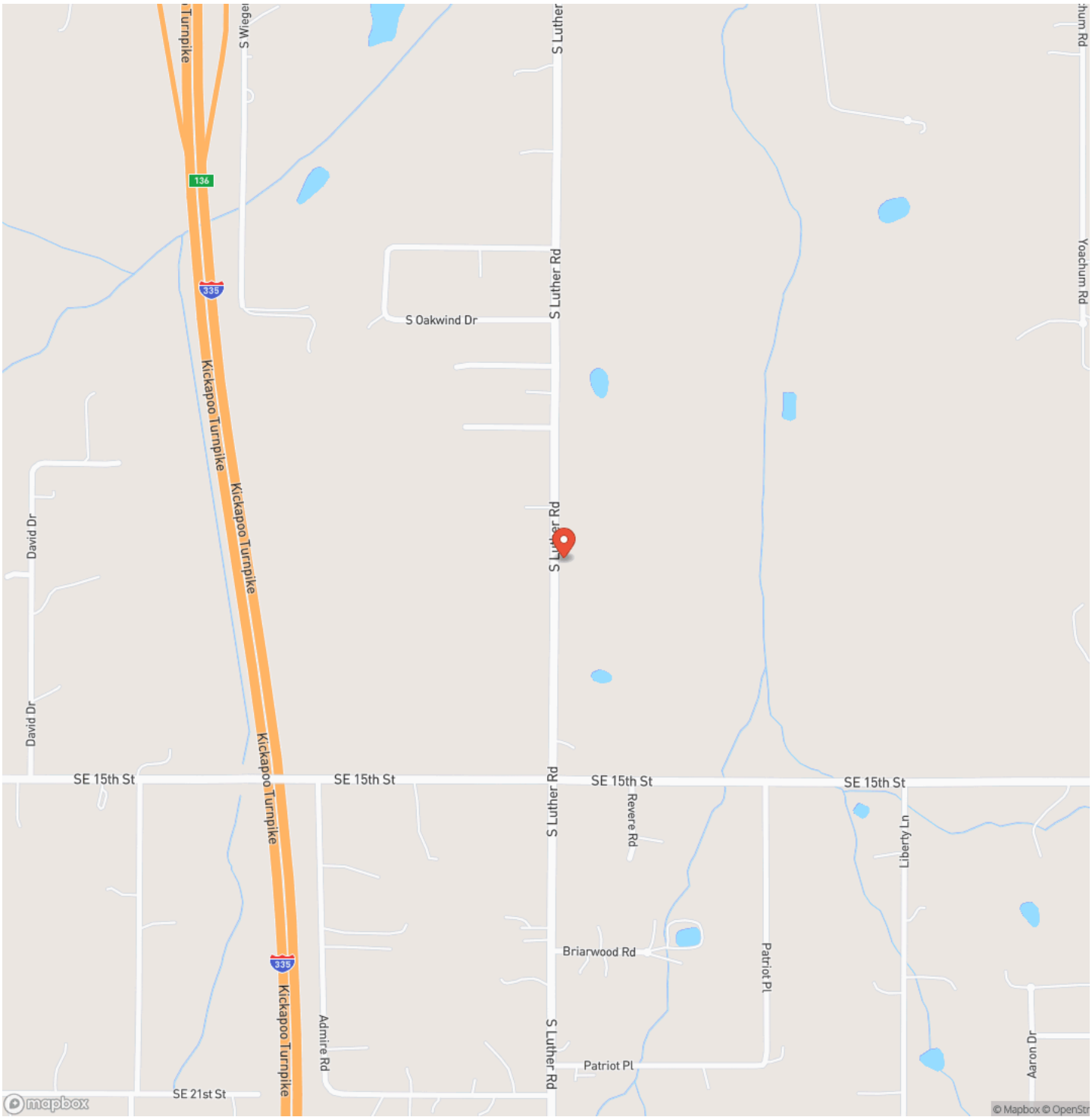
PROPERTY DESCRIPTION

Step into wide-open country living with this beautiful 9-acre property in Choctaw Estates. Featuring a great mix of open pasture and scattered mature trees, it's the ideal setting for your custom home, hobby farm, or weekend getaway. Enjoy the outdoors with space to ride UTVs, start a garden, raise animals, or simply let the kids and pets run free. The land is open, usable, and ready for whatever lifestyle you envision—whether it's working the land or relaxing under the Oklahoma sky. With blacktop road frontage, power and internet access, and no restrictions, you have the freedom to design your property your way—build a home, shop, barn, or all of the above. Plus, the area is known for excellent water well potential, with wells averaging around 180 feet deep (per OWRB). Located in the top-rated Choctaw-Nicoma Park School District and just minutes from the Kickapoo Turnpike and I-40, this location offers peaceful rural living with easy access to town.

Your 9-Acre Retreat in Choctaw Estates – Open Pasture & Endless Possibilities
Choctaw, OK / Oklahoma County

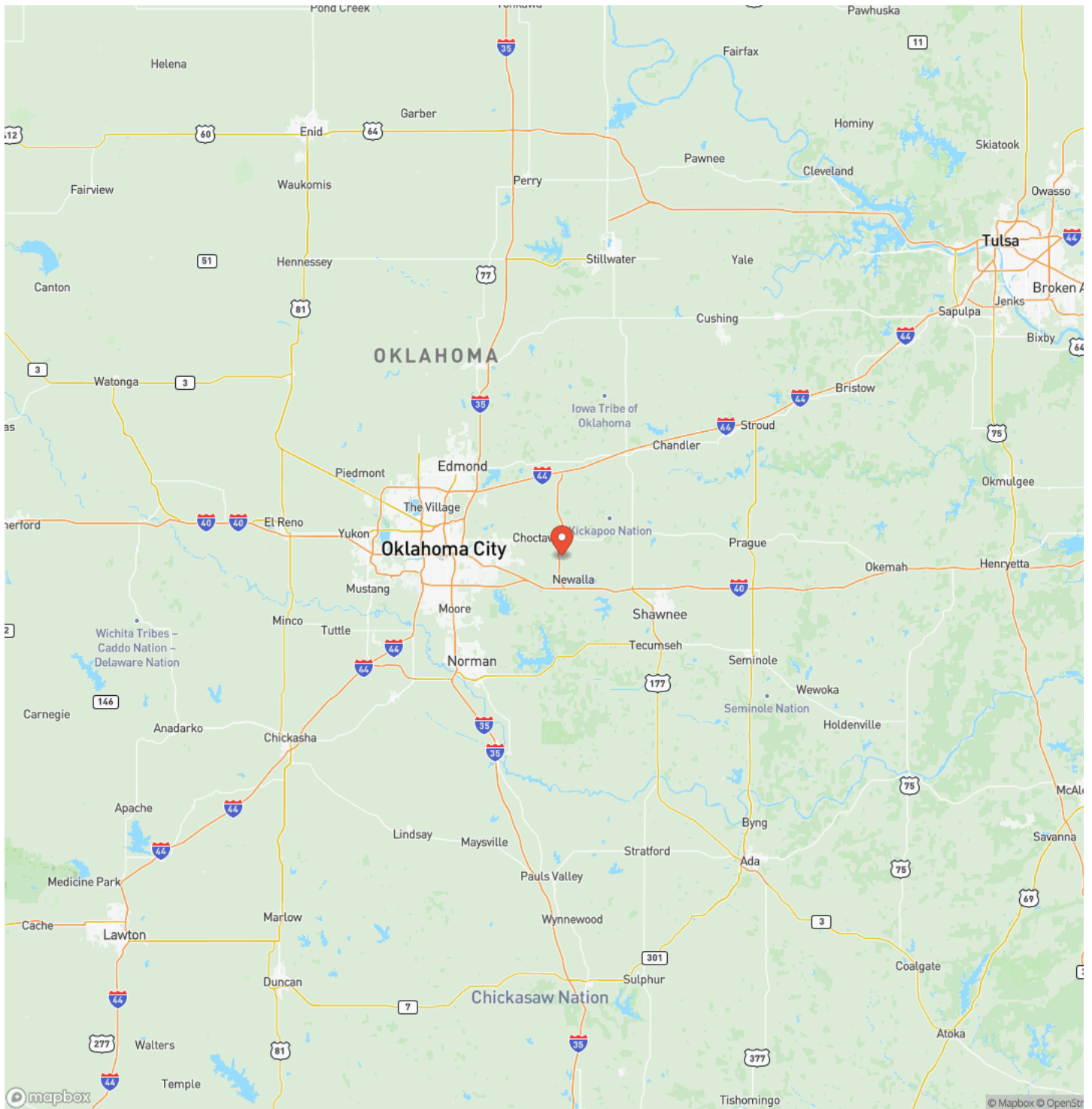


Locator Map



Your 9-Acre Retreat in Choctaw Estates – Open Pasture & Endless Possibilities
Choctaw, OK / Oklahoma County

Locator Map



Your 9-Acre Retreat in Choctaw Estates – Open Pasture & Endless Possibilities

Choctaw, OK / Oklahoma County

Satellite Map



Your 9-Acre Retreat in Choctaw Estates – Open Pasture & Endless Possibilities

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

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
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(405) 848-8818
