

15 +/- Acres of Country Charm Just East of Durant
0006 One Well Road, Durant, OK
Durant, OK 74701

\$199,000
15± Acres
Bryan County



**15 +/- Acres of Country Charm Just East of Durant
Durant, OK / Bryan County**

SUMMARY

Address

0006 One Well Road, Durant, OK

City, State Zip

Durant, OK 74701

County

Bryan County

Type

Undeveloped Land

Latitude / Longitude

33.954555 / -96.311966

Acreage

15

Price

\$199,000



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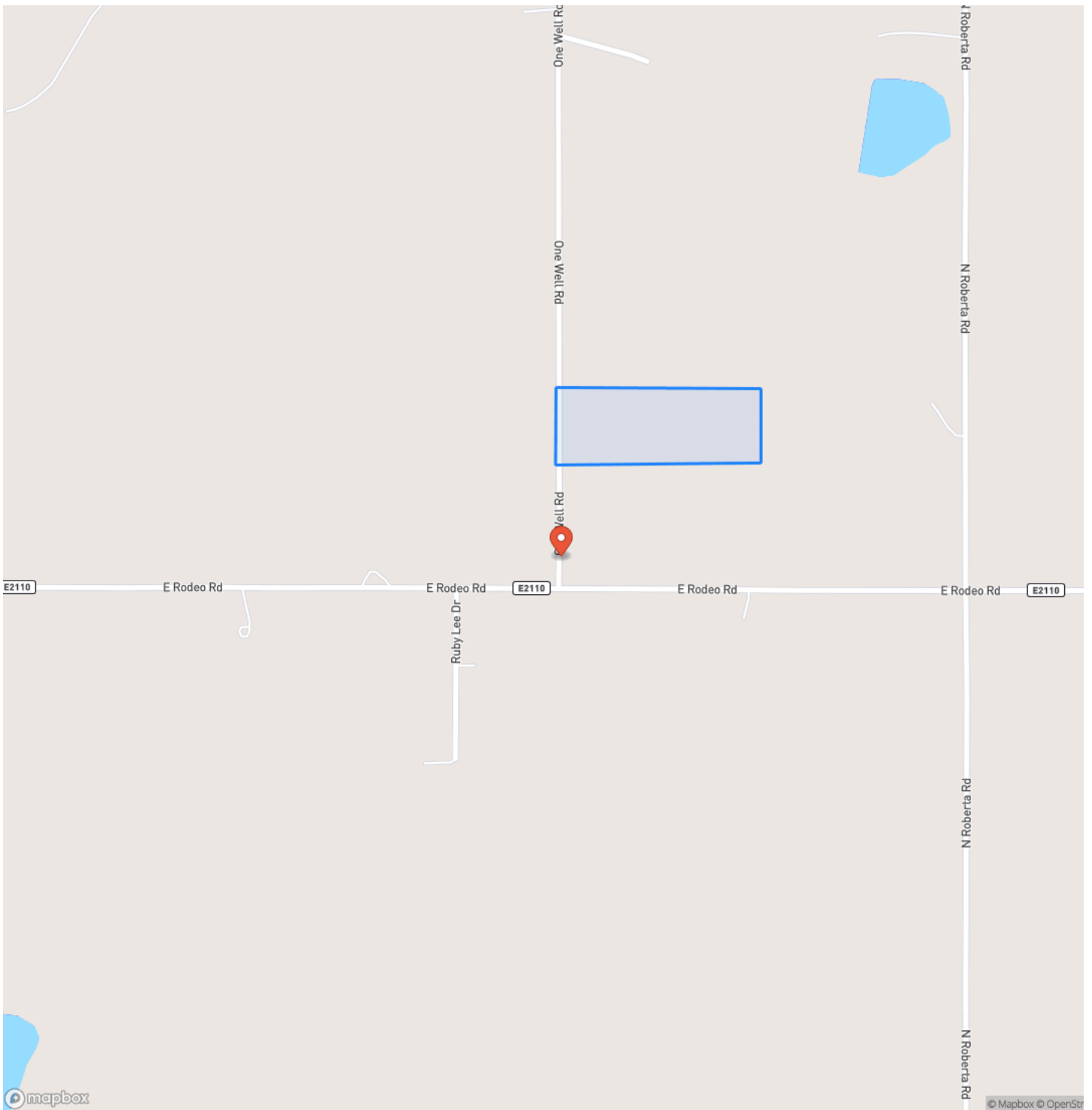
PROPERTY DESCRIPTION

Tucked away on a quiet country road just outside of Durant, this 15 +/- acre tract is the perfect place to plant your roots and live the homestead life. The land is flat and open, making it easy to build your home, barn, shop, or whatever else your lifestyle calls for. The soil here is rich and ready—ideal for growing your own produce, putting up hay, or starting that garden you've always dreamed about. Whether you're looking to raise a few head of cattle, keep chickens, or simply enjoy wide open space, this place is set up for it. Three-phase power runs along the county road, giving you a solid head start on improvements. With no city noise, just the sound of the wind and the birds, it's the kind of peace you can't put a price on. You'll have all the privacy of country living with the convenience of Durant's shops, schools, and restaurants just down the road. It's the best of both worlds—quiet land, small-town charm, and room to breathe.

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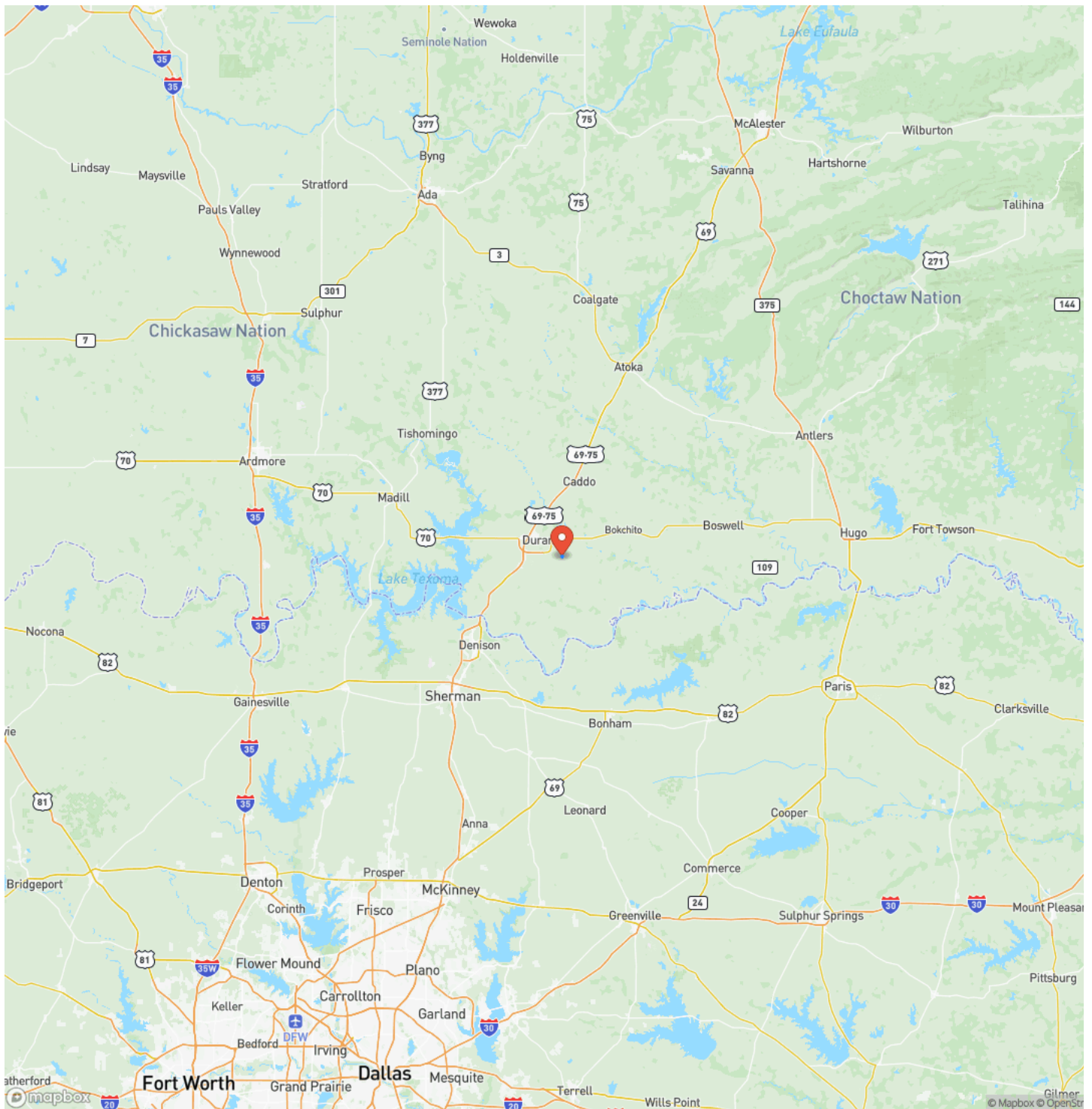


Locator Map



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Locator Map



15 +/- Acres of Country Charm Just East of Durant
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Satellite Map



15 +/- Acres of Country Charm Just 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

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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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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