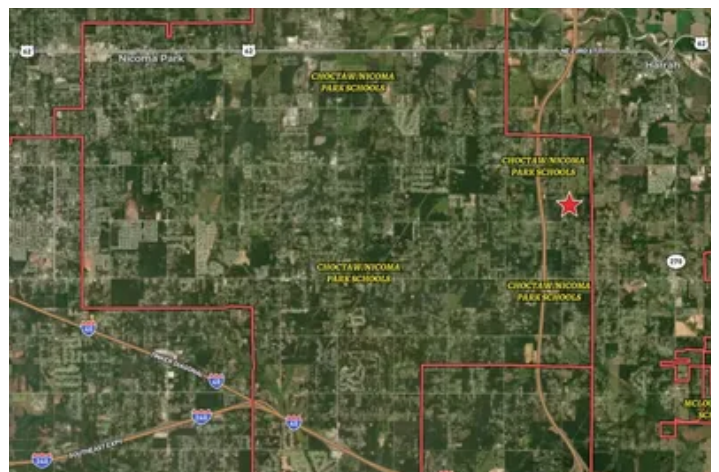
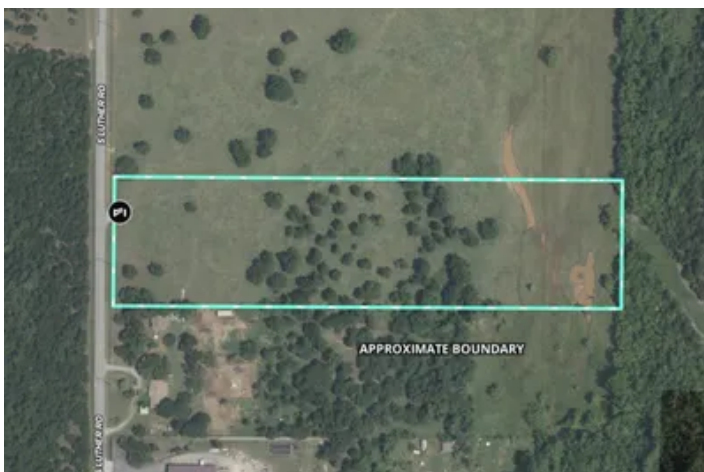
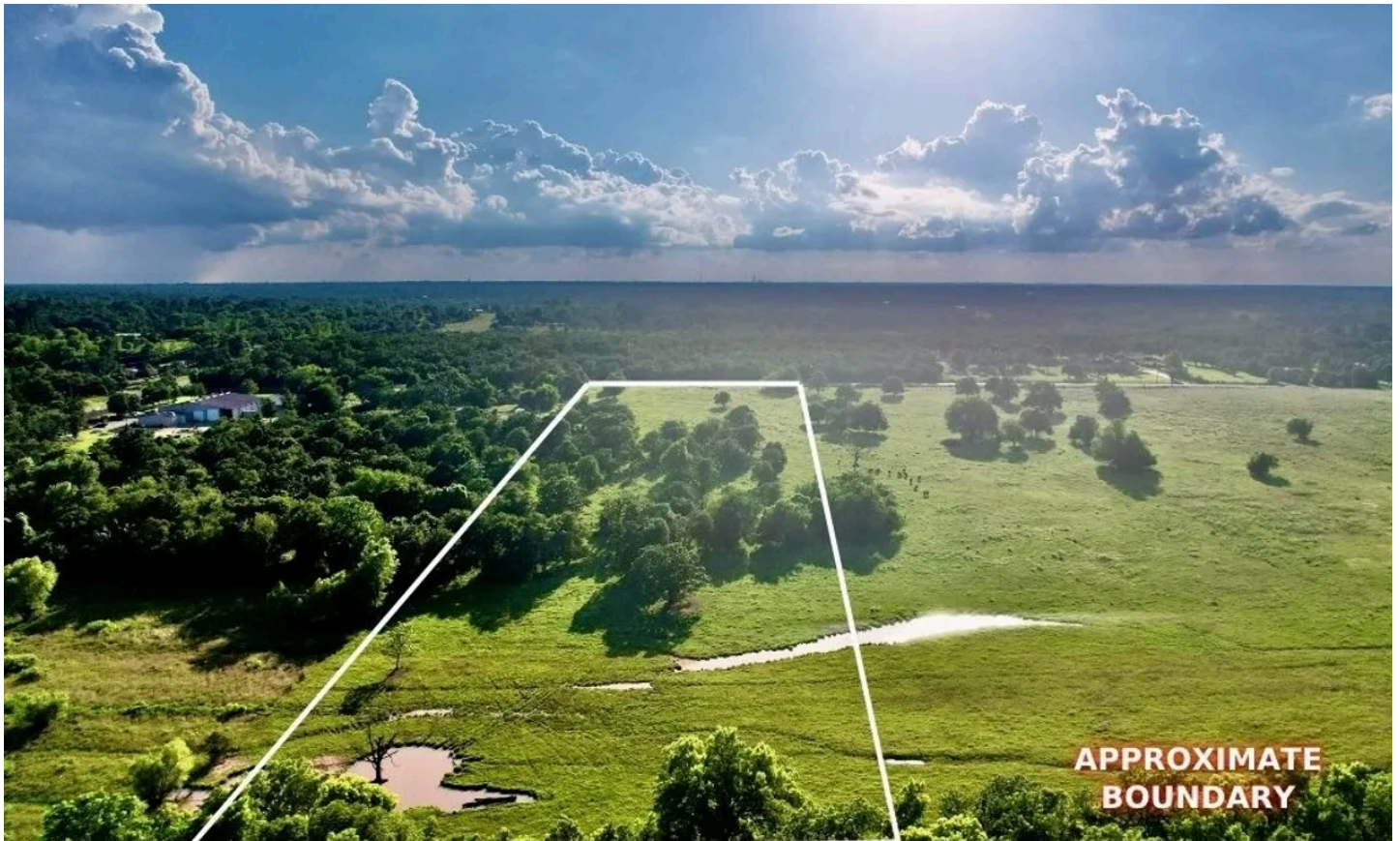


**9 Acres of Possibility in Choctaw Estates – Pond,
Pasture & Play**
1300 S. Luther Road, Choctaw, OK 73020
Choctaw, OK 73020

\$209,750
9.690± Acres
Oklahoma County



9 Acres of Possibility in Choctaw Estates – Pond, Pasture & Play

Choctaw, OK / Oklahoma County

SUMMARY

Address

1300 S. Luther Road, Choctaw, OK 73020

City, State Zip

Choctaw, OK 73020

County

Oklahoma County

Type

Undeveloped Land, Lot

Latitude / Longitude

35.4521 / -97.1946

Acreage

9.690

Price

\$209,750



9 Acres of Possibility in Choctaw Estates – Pond, Pasture & Play

Choctaw, OK / Oklahoma County

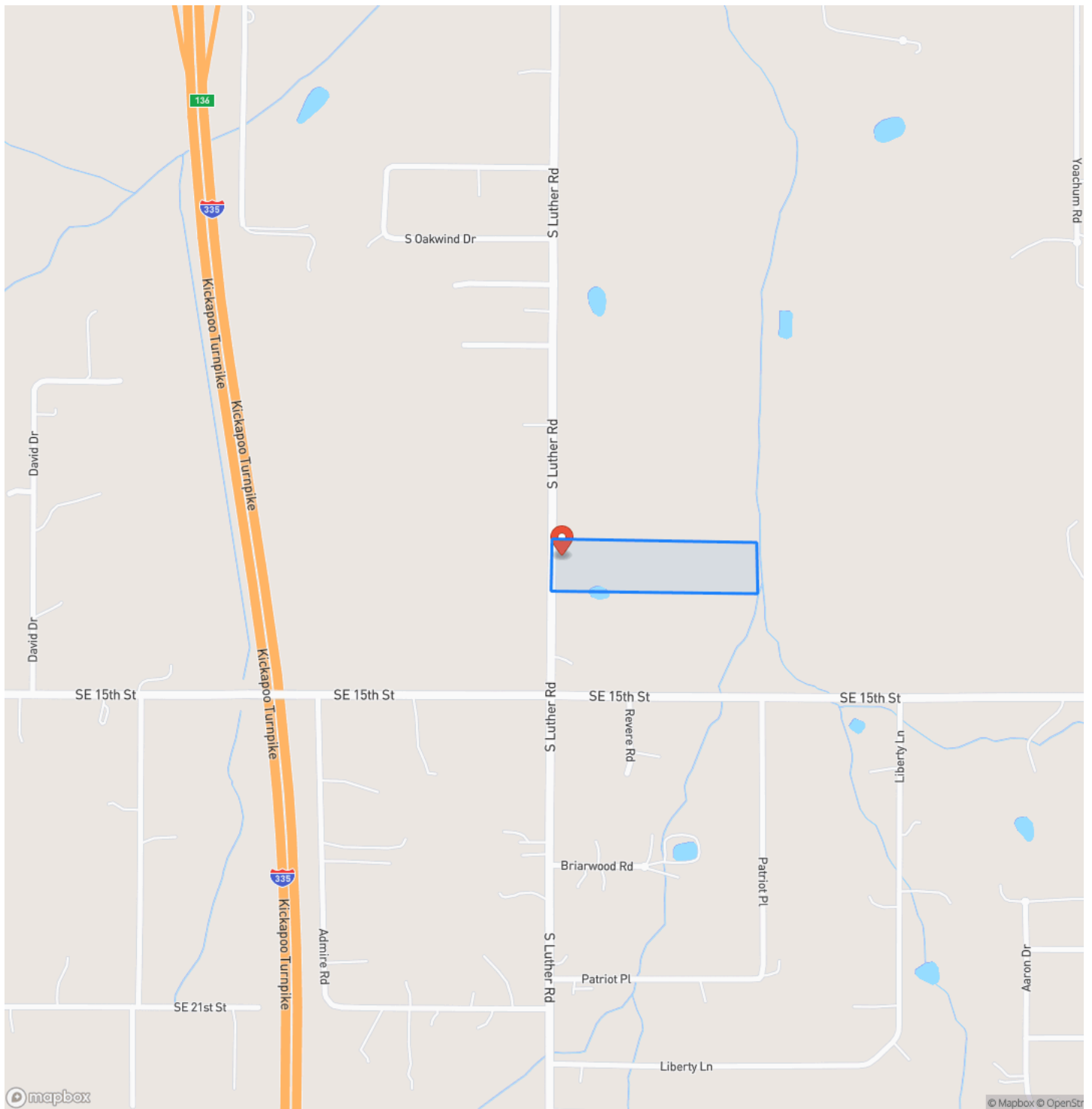
PROPERTY DESCRIPTION

Escape to wide-open skies and peaceful surroundings with this gorgeous 9-acre tract in the heart of Choctaw Estates. A perfect blend of mature trees and open pasture creates a scenic, usable canvas for your dream home, hobby farm, or weekend getaway. A large pond near the back of the property offers potential for a private fishing hole or a relaxing waterfront retreat. Ride UTVs, enjoy target practice, or just unwind outdoors—this land invites you to live, work, and play your way. With blacktop road frontage, power and internet access, and no restrictions, you're free to build a home, shop, barn—whatever fits your vision. The area is known for excellent water wells averaging around 180 feet deep, per the Oklahoma Water Resources Board. Set in the top-rated Choctaw School District and just minutes from the Kickapoo Turnpike and I-40, this property offers both seclusion and convenience. Whether you're dreaming of a custom home, a small ranch, or a recreational paradise—this is your chance to make it happen.

9 Acres of Possibility in Choctaw Estates – Pond, Pasture & Play
Choctaw, OK / Oklahoma County

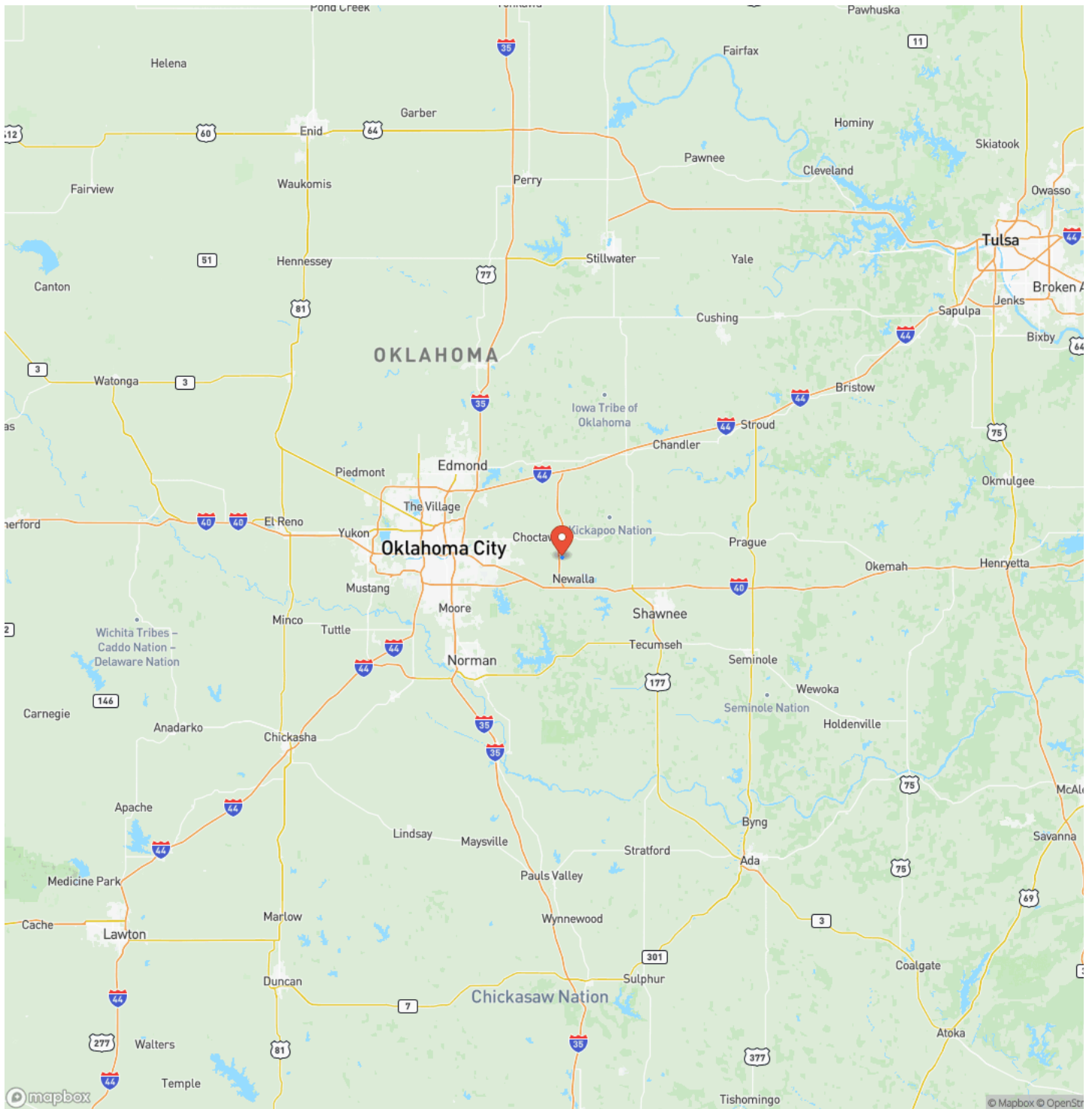


Locator Map



9 Acres of Possibility in Choctaw Estates – Pond, Pasture & Play
Choctaw, OK / Oklahoma County

Locator Map



Satellite Map



9 Acres of Possibility in Choctaw Estates – Pond, Pasture & Play 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 extend 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
6501 Avondale Drive
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