

Expansive Pond on 30 +/- Acres
000 E. 1540 Road
Stratford, OK 74820

\$149,550
30± Acres
Garvin County



Expansive Pond on 30 +/- Acres
Stratford, OK / Garvin County

SUMMARY

Address

000 E. 1540 Road

City, State Zip

Stratford, OK 74820

County

Garvin County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

34.7819 / -96.8938

Taxes (Annually)

40

Acreage

30

Price

\$149,550



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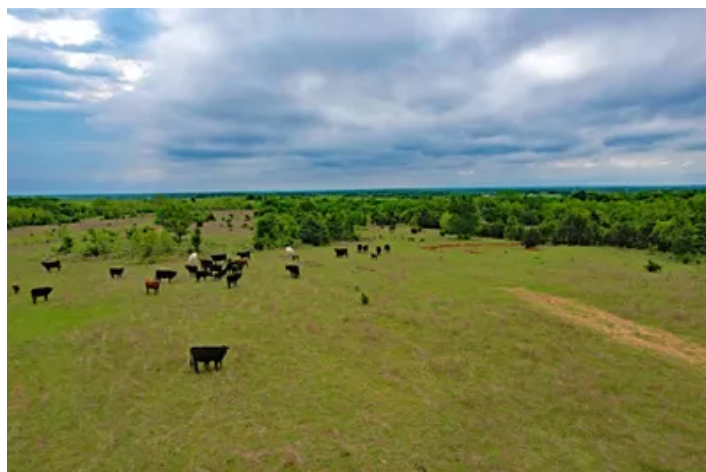
PROPERTY DESCRIPTION

On the outskirts of Stratford, these 30 +/- acres have tremendous potential! The centerpiece of the property is the expansive pond around 2 acres in size. The terrain is generally level offering scenic sites to build that custom home overlooking the pond. With no restrictions and minimal neighbors, this property can be used as you see fit. Whether it's your dream rural home, livestock operation, or just a recreational escape, this place has it all. Electric utilities are located near the road and the area boasts exception water well potential. The land is made up of Bermuda and native grasses to support your livestock.

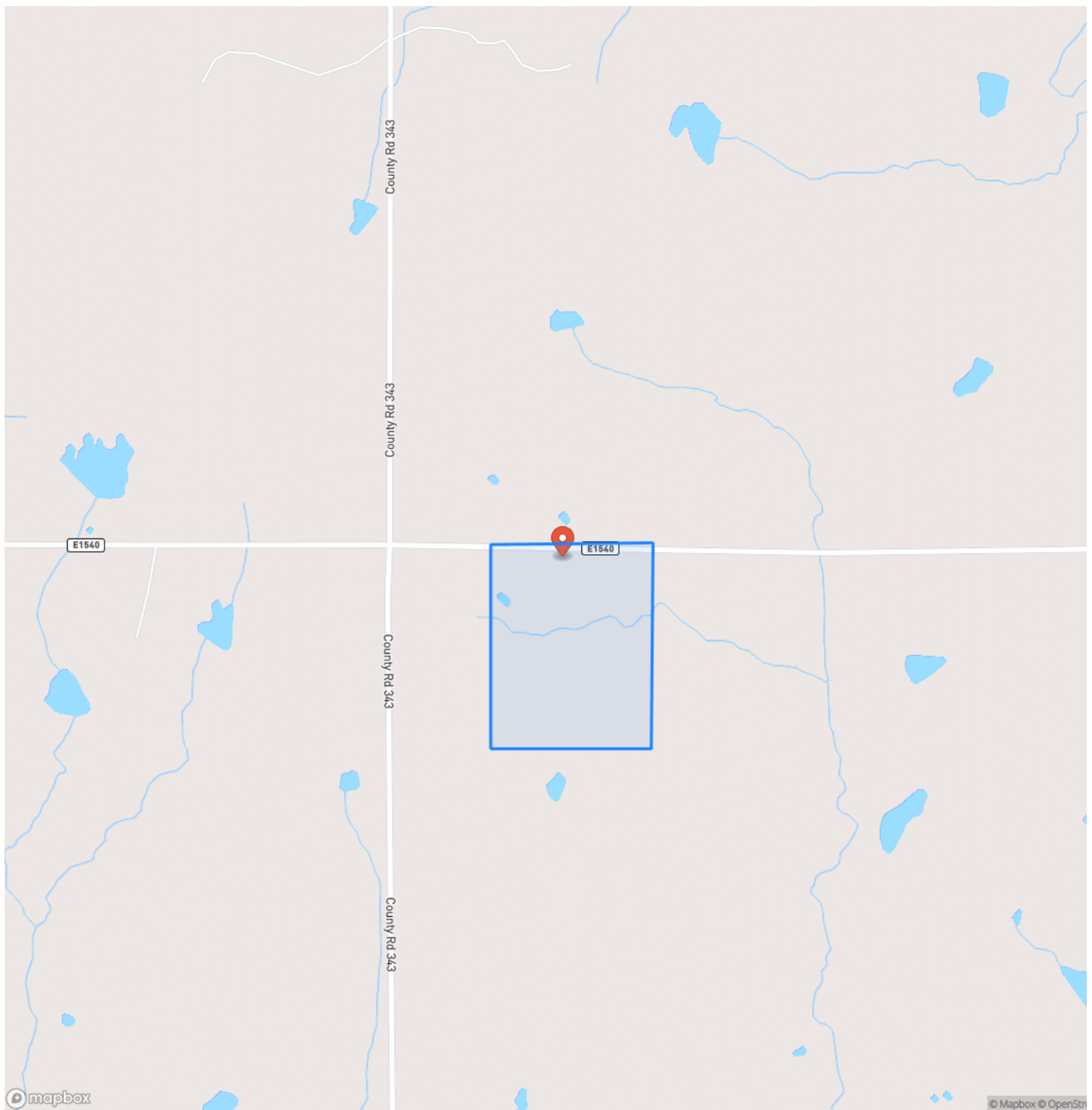
Outdoorsman will appreciate the activities this place offers! From riding ATVs, bass fishing, waterfowl and deer hunting, and much more! Additional land is available in the area. Located within 20 minutes of Pauls Valley and Ada. Schedule your private showing today!

GPS: 34.7819, -96.8942

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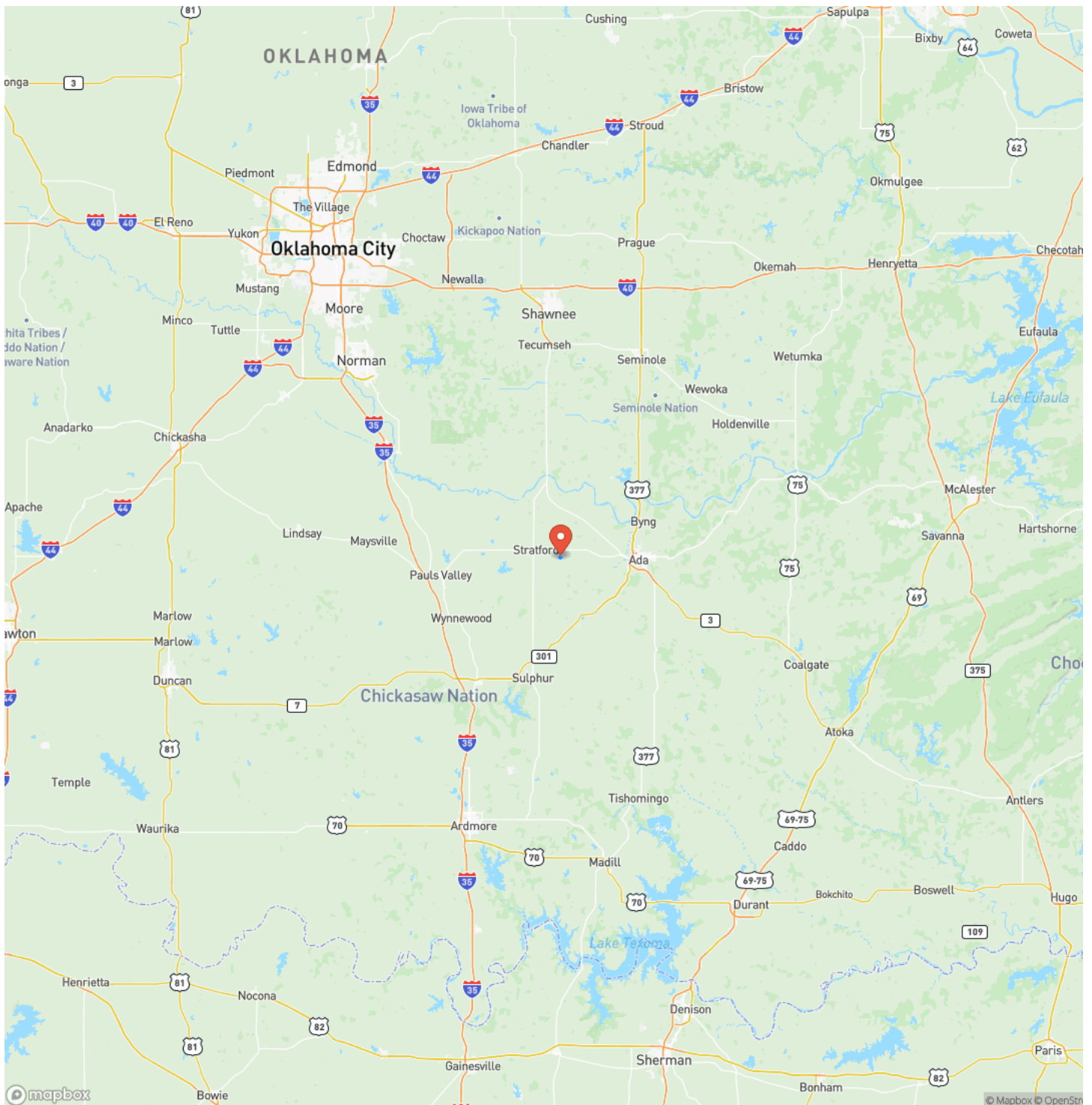


Locator Map

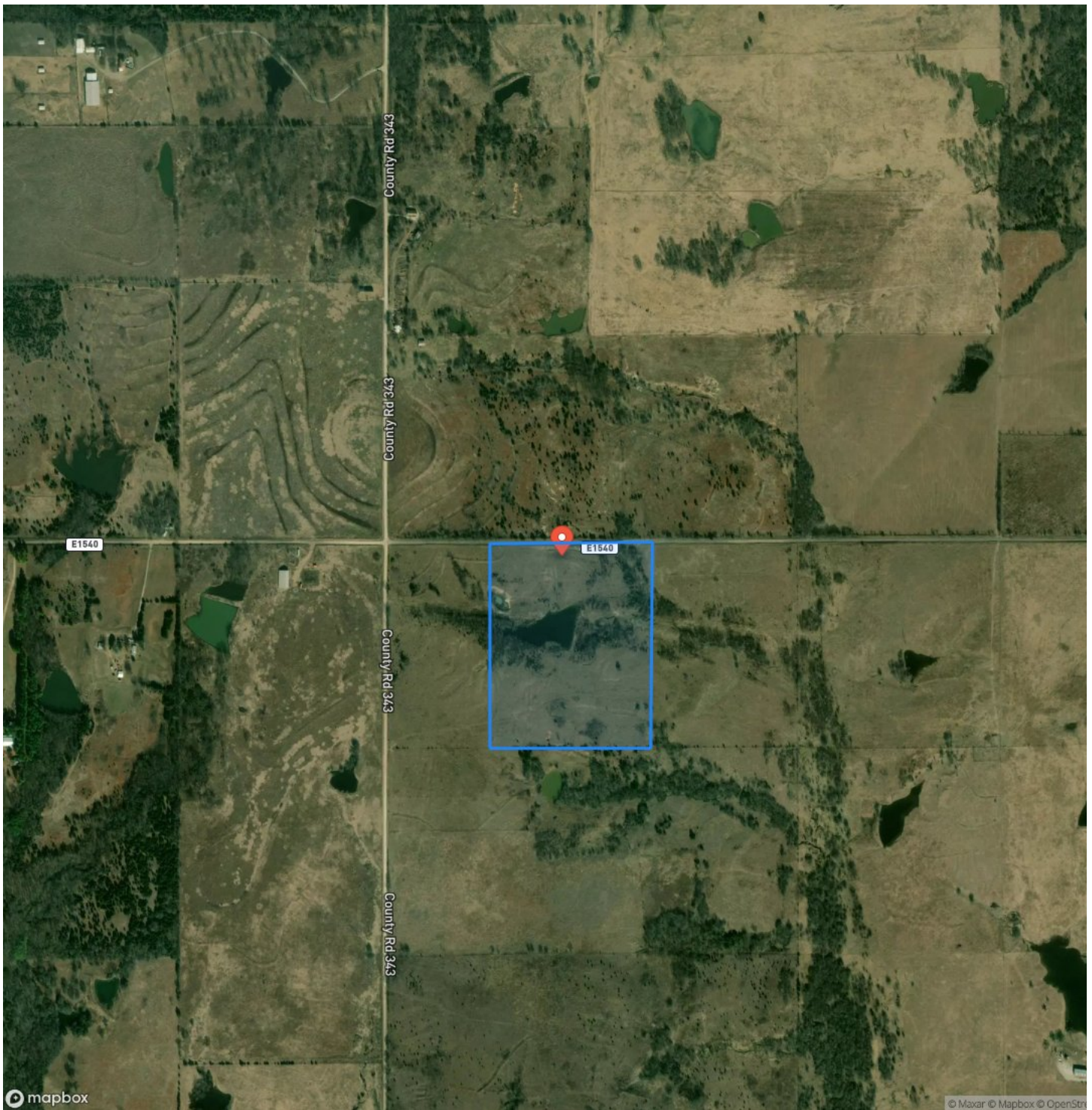


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Locator Map



Satellite Map



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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

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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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