

Tuttle Land & Lake
1183 County Street 2920,
Tuttle, OK 73089

\$910,273
59.690± Acres
Grady County



Tuttle Land & Lake
Tuttle, OK / Grady County

SUMMARY

Address

1183 County Street 2920,

City, State Zip

Tuttle, OK 73089

County

Grady County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

35.2202 / -97.7893

Acreage

59.690

Price

\$910,273

Property Website

<https://legendary.land/property/tuttle-land-lake-grady-oklahoma/29158/>



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PROPERTY DESCRIPTION

This property is located within the coveted Tuttle Public School district on Richland Rd (CR 2920) about 3/4 of a mile south of Bridge Creek Rd (CR 1230). A strip of deeded land leads from Richland Rd to the east. The main part of the property is positioned on the back side of a hill that provides privacy from the surrounding neighbors. A recently built road leads to the level pads for a new home and shop that overlook the new ponds. The landscape has a mix of native grass and giant mature trees scattered throughout. Electric is scheduled to be run from the road to the NW corner of the property where the acreage starts to open up and the access road turns south toward the building pads. The recently built spring-fed pond has a consistent flow of water that is allowed to pass through a series of pipes to the lake downstream. If you've been looking for a place to build a country estate this just might fit the bill! The Seller will consider owner financing with negotiable terms. The Seller will NOT...divide!

Location:

- *Tuttle, OK - 5 miles
- *Newcastle, OK - 10 miles
- *Oklahoma City, OK - 25 miles
- *Tulsa, OK - 121 miles

Access:

- *County maintained gravel road

Schools:

Tuttle Public Schools

Water:

- *One 1/2+/- acre pond
- *One 4+/- acre spring-fed pond

Utilities:

- *Rural Water...Grady County RWD #6
- *Electric (Provider...OEC...pole locations have been set and are scheduled to be set)

Climate:

- *Approximately 36+/- inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Waterfowl
- *Dove
- *Quail

Fishing:

- *Bass

Terrain:

- *Rolling w/80+/- feet of elevation change

Improvements:

- *Extensive dirt work for house pad and shop pad overlooking both ponds



Equipment:

*NA

If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

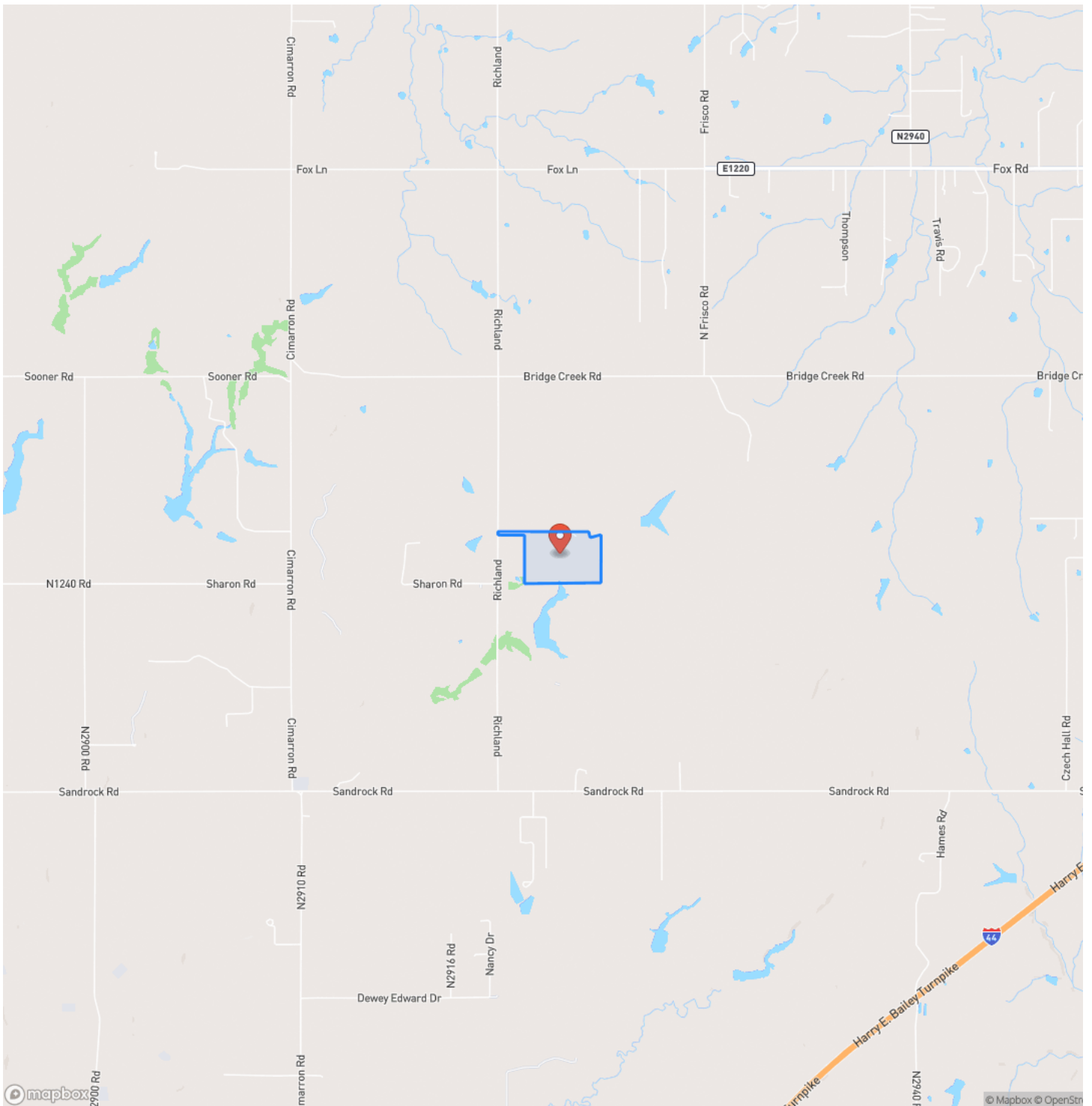
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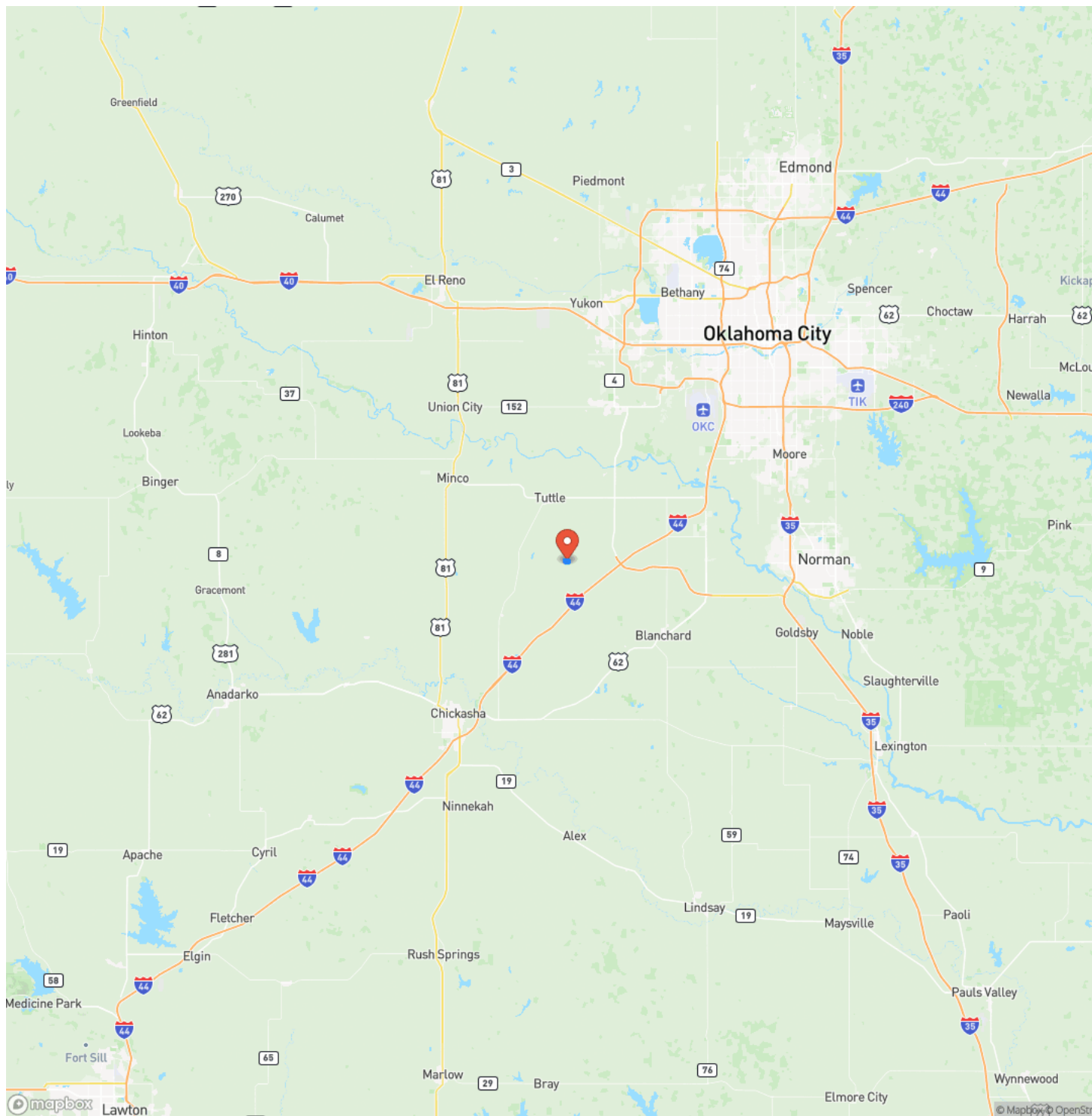
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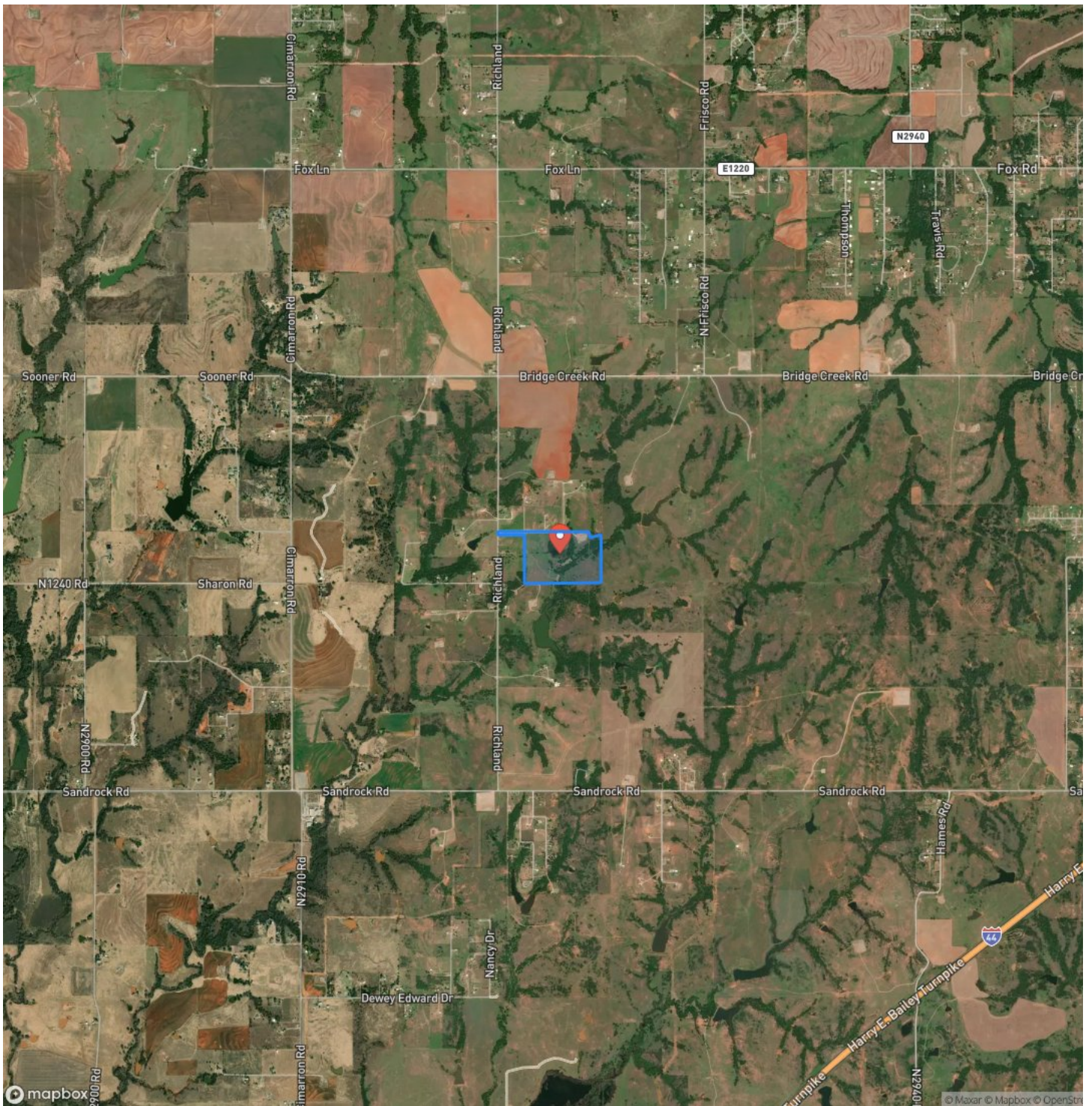
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Dan Ward

Mobile

(405) 206-0914

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City / State / Zip

Yukon, OK 73099

NOTES

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DISCLAIMERS

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