

249 Ag Road
Ardmore, OK 73401

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& COHEN**
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MLS# 2445047



\$575,000

2 Bedrooms | 1 Bathroom | 1,120 Sqft

SELLING AS-IS. Property Listing: 249 Ag Road, Ardmore. Explore this unique 25-acre property offering a blend of residential comfort and business potential. The 2-bedroom, 1-bath barndominium-style ranch home features a large concrete wrap-around porch, ideal for enjoying the peaceful surroundings. This property is equipped with outstanding facilities, including: A 50' x 200' pole barn, perfect for tractor or RV storage. A 30' x 75' metal building with two 15' x 15' rooms and a full bathroom, offering a versatile space for a home office, workshop, or additional needs. A spacious greenhouse, ready for agricultural use. The property comes with active and current permits for medical cannabis cultivation, which will transfer to the new owner. The current owner is willing to assist with the transfer process. Additional features include a pond, both well and city water access, and electric utilities. **Motivated Seller. Bring all offers.** This single family home located at 249 Ag Road, Ardmore, OK 73401 is currently listed for sale by Chinowth & Cohen, with an asking price of \$575,000. This property was built in 2015 and has 2 bedrooms and 1 full baths with 1120 sq. ft. Ag Road is located in the Lone Grove City Tracts subdivision within the Ardmore - Sch Dist school district. Search on today. Listed By



Selah Ruffman

Chinowth & Cohen Realtors
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