

# 4515 OVERBROOK RD, SPENCER, OK

## \$46,200



Tucked away yet conveniently located, this 2.44± acre level lot offers a peaceful, tree-studded setting just minutes from local amenities. Whether you're envisioning a private homestead, custom build, or future investment, the property provides ample space and flexibility to bring your vision to life. With a mix of natural beauty and easy access to shopping, dining, and parks, this rare offering blends country charm with everyday convenience. Property sold "As-is". Buyer and/or buyer's agent responsible for verifying all pertinent information deemed relevant by the prospective buyer, including but not limited to square footage, acreage, utilities, taxes, zoning, permitting, condition, school zones, HOAs, etc.

PARCEL #:R143718480

BARRY WICHERT

WICHERT, INC.

+1 (405) 850-7596

BROKER ID: 073771