

724 Ayars Ave, Prague, OK, 74864  
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**\$75,000**  
0.16± Acres  
Lincoln County



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**Prague, OK / Lincoln County**

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### **SUMMARY**

**Address**

724 Ayars Ave

**City, State Zip**

Prague, OK 74864

**County**

Lincoln County

**Type**

Residential Property, Single Family, Business Opportunity

**Latitude / Longitude**

35.484423 / -96.680636

**Dwelling Square Feet**

828

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

0.16

**Price**

\$75,000

**Property Website**

[greatplainslandcompany.com](http://greatplainslandcompany.com)



## **PROPERTY DESCRIPTION**

### **Tenant-Occupied 2-Bed, 1-Bath on a Corner Lot with Tornado Shelter & Two Storage Buildings**

Here is a practical property with extras that set it apart. This 828-square-foot home sits on a corner lot and features two bedrooms, one bathroom, and a simple layout. Add in a tornado shelter and two storage buildings, and you have a property that offers more function than its size suggests.

Inside, you will find a kitchen, a living room, a dining room, and a utility room for laundry and storage. Flooring in the living room and dining room was replaced in 2025. A wall furnace handles the heating.

Major exterior updates are already done. A new metal roof and gutters were installed in 2023, and both storage buildings were updated that same year. Those buildings give you room for tools, lawn equipment, hobby gear, or seasonal items, which is a real bonus at this price point. The on-site tornado shelter is a valuable feature for anyone who wants added peace of mind during storm season.

Being on a corner lot gives the property a more open feel, with extra frontage and flexibility for parking, gardening, or future outdoor plans.

**Important details:** the home is currently rented to good tenants who have a long history of living on the property and would like to continue renting, but have a month-to-month agreement allowing flexibility to the new owner in the sale process. Interior photos are not available at this time out of respect for their privacy. Showings require advance notice and are subject to tenant scheduling. This could be an appealing setup for an investor looking for immediate rental income, a homeowner looking for a new home, or a first time home buyer.

Whether you are building a rental portfolio, searching for your first home, or looking for a smaller property with useful extras, this one is worth a closer look. Reach out today to ask questions or to arrange a showing.

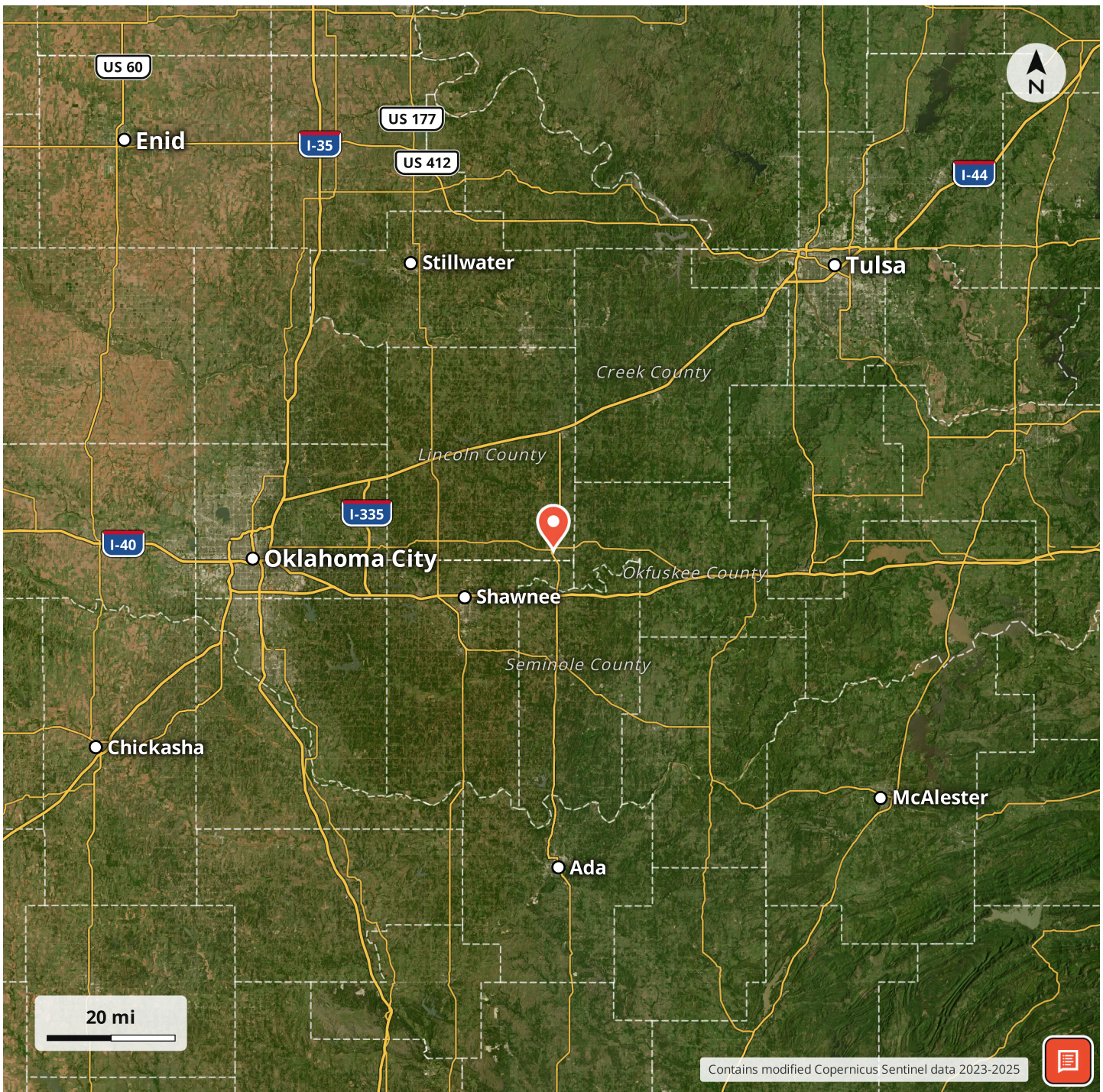


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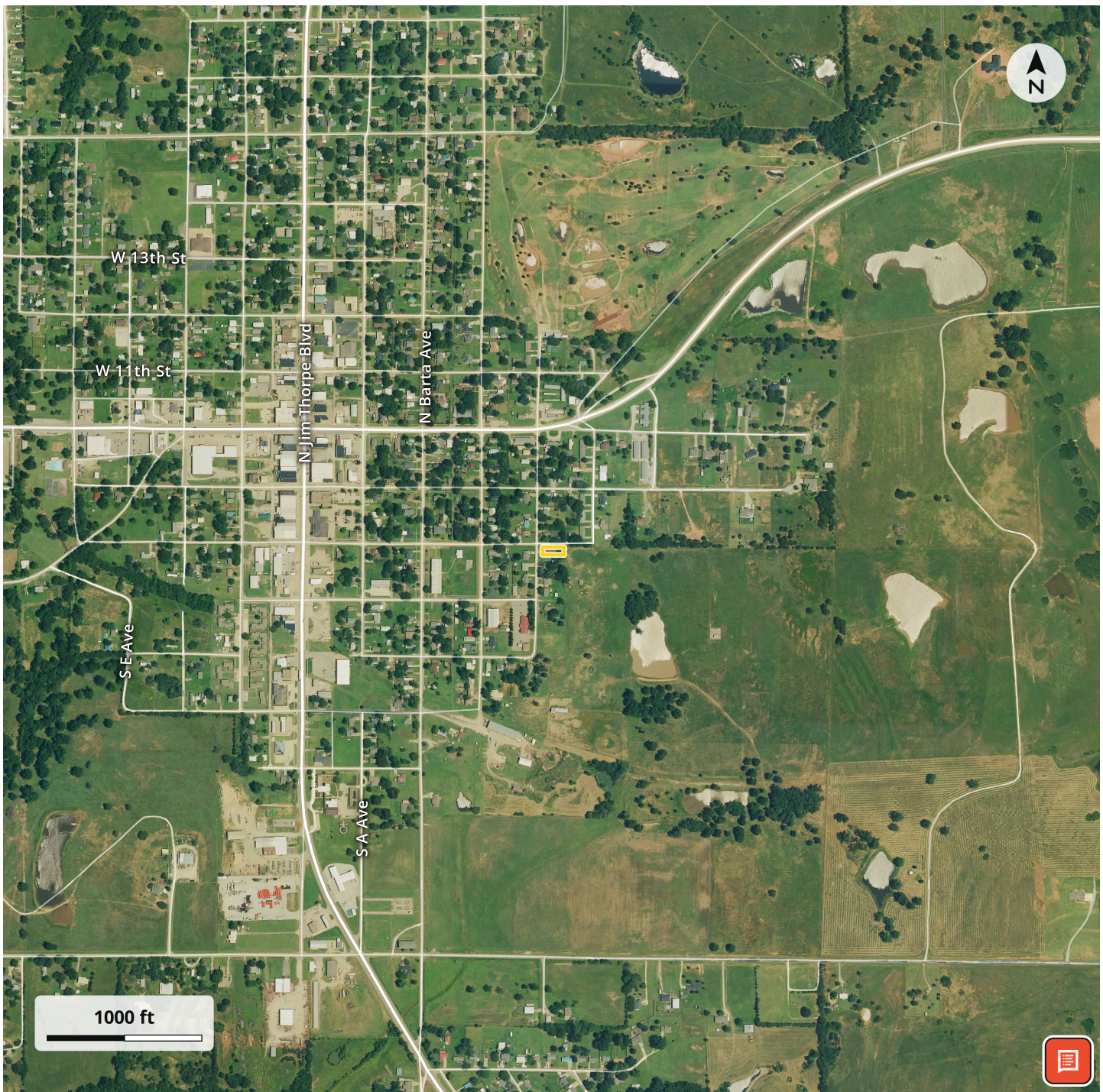
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## Regional Map

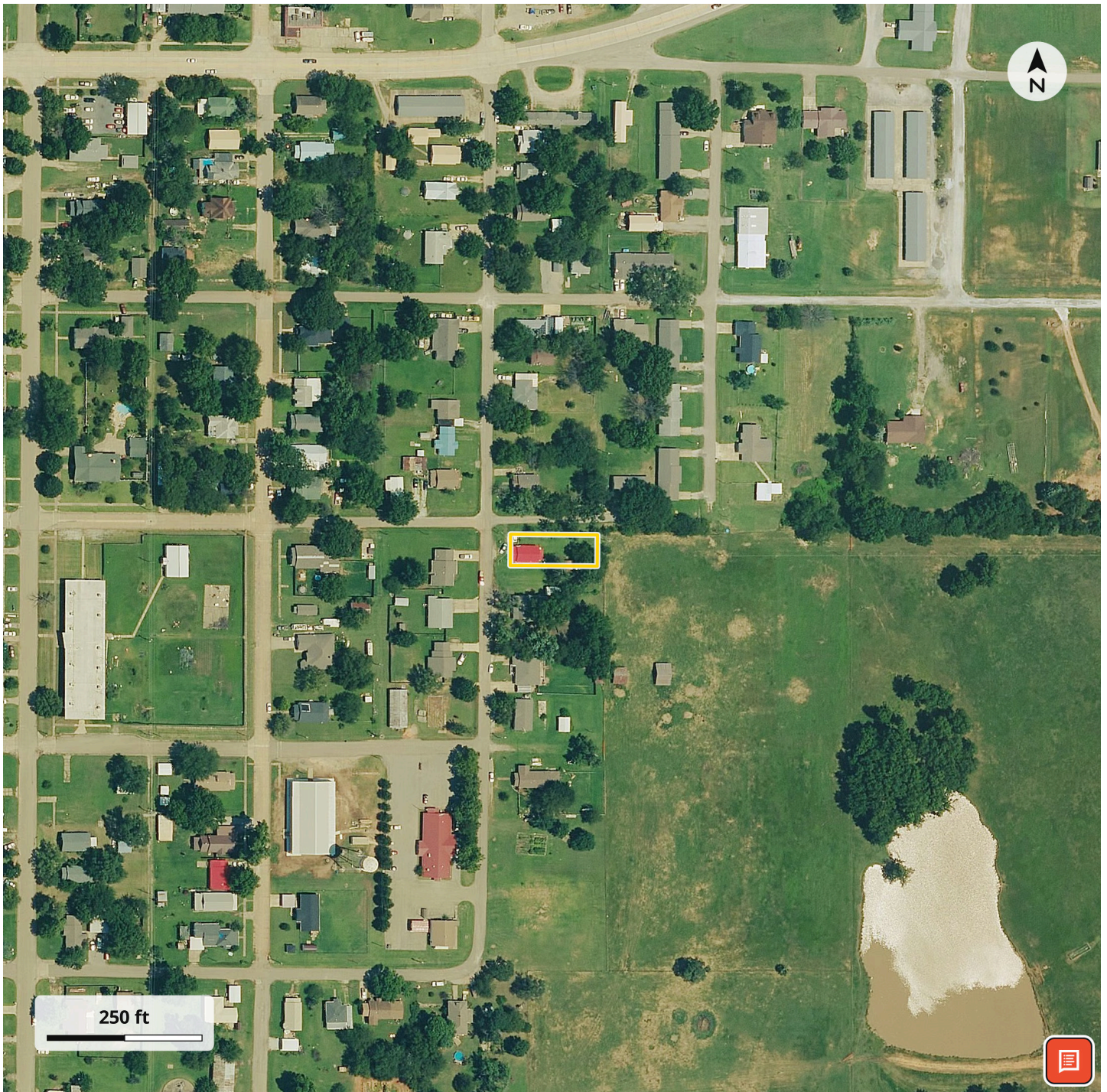


## Locator Map



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## Aerial Map



**724 Ayars Ave, Prague, OK, 74864**  
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### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Emma Biggers

## Mobile

(972) 965-5097

## Email

emma@greatplains.land

## City / State / Zip

Yukon, OK 73099

## NOTES

[illegible]

**MORE INFO ONLINE:**

**<https://greatplainslandcompany.com/>**

## 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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