

315 Acres of Hunting and Fishing on the Washita River
38001 E County Rd 1570, Pauls Valley, OK, 73075
Pauls Valley, OK 73075

\$1,417,500
315.2± Acres
Garvin County



315 Acres of Hunting and Fishing on the Washita River Pauls Valley, OK / Garvin County

SUMMARY

Address

38001 E County Rd 1570, Pauls Valley, OK, 73075 null

City, State Zip

Pauls Valley, OK 73075

County

Garvin County

Type

Hunting Land, Farms, Ranches, Recreational Land, Horse Property, Timberland, Riverfront, Undeveloped Land

Latitude / Longitude

34.74135 / -97.16687

Acreage

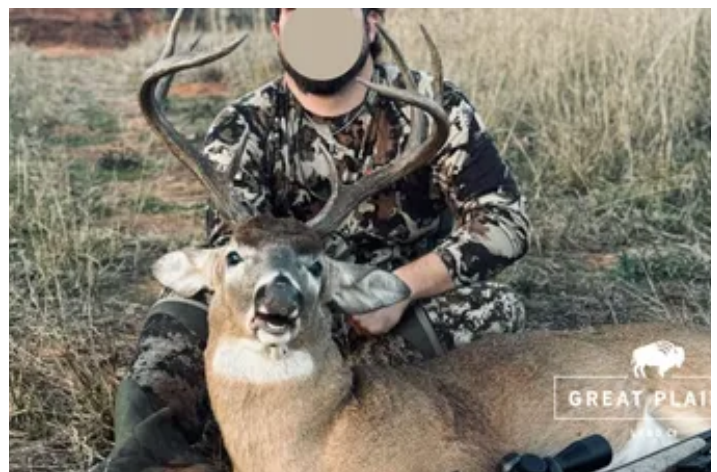
315.2

Price

\$1,417,500

Property Website

<https://greatplainslandcompany.com/detail/315-acres-of-hunting-and-fishing-on-the-washita-river/garvin/oklahoma/90011/>



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PROPERTY DESCRIPTION

Garvin County 315± Acres – Farm Ground, Hunting, and Washita River Recreation

Just two miles outside of Pauls Valley, Oklahoma, this 315± acre property offers an exceptional blend of income-producing farmland, trophy hunting, and riverfront recreation. With blacktop road frontage on the south and east sides and easy access to I-35, the location provides both seclusion and convenience—just 45 minutes from Norman, an hour from Oklahoma City, and a little over two hours from Dallas. Roughly 120± acres of the property are currently under an active cash rent crop lease, offering steady agricultural income while supporting hay production, grazing, or row crops. The balance of the land features natural old-growth timber, creating ideal habitat for deer, turkey, hogs, ducks, and geese.

The Washita River winds through the property, providing outstanding fishing and waterfowl hunting. A deep stretch of the river makes for easy airboat access, and recent dirt work has improved access to the entire property including the boat launch area—an airboat is negotiable with the sale. Outdoor enthusiasts will appreciate existing trails, open shooting lanes, and the potential to create a floodable waterfowl area where the river's course has shifted.

An excellent homesite lies in the northeast portion of the property, offering privacy, elevation, and utilities along the road. A stocked pond and large 130' x 150' corrals make the land ideal for equestrian use, cattle, or other livestock operations. With its balance of farmland, timber, and river frontage, this property offers exceptional versatility for farming, recreation, and long-term investment.

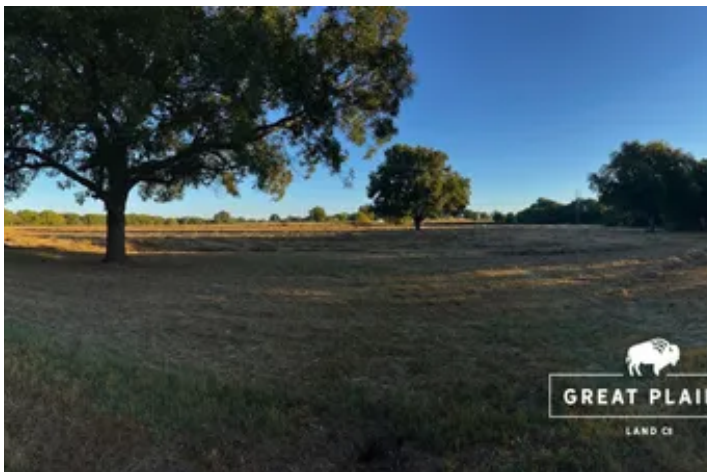
Owner financing available.

Address for listing purposes only.

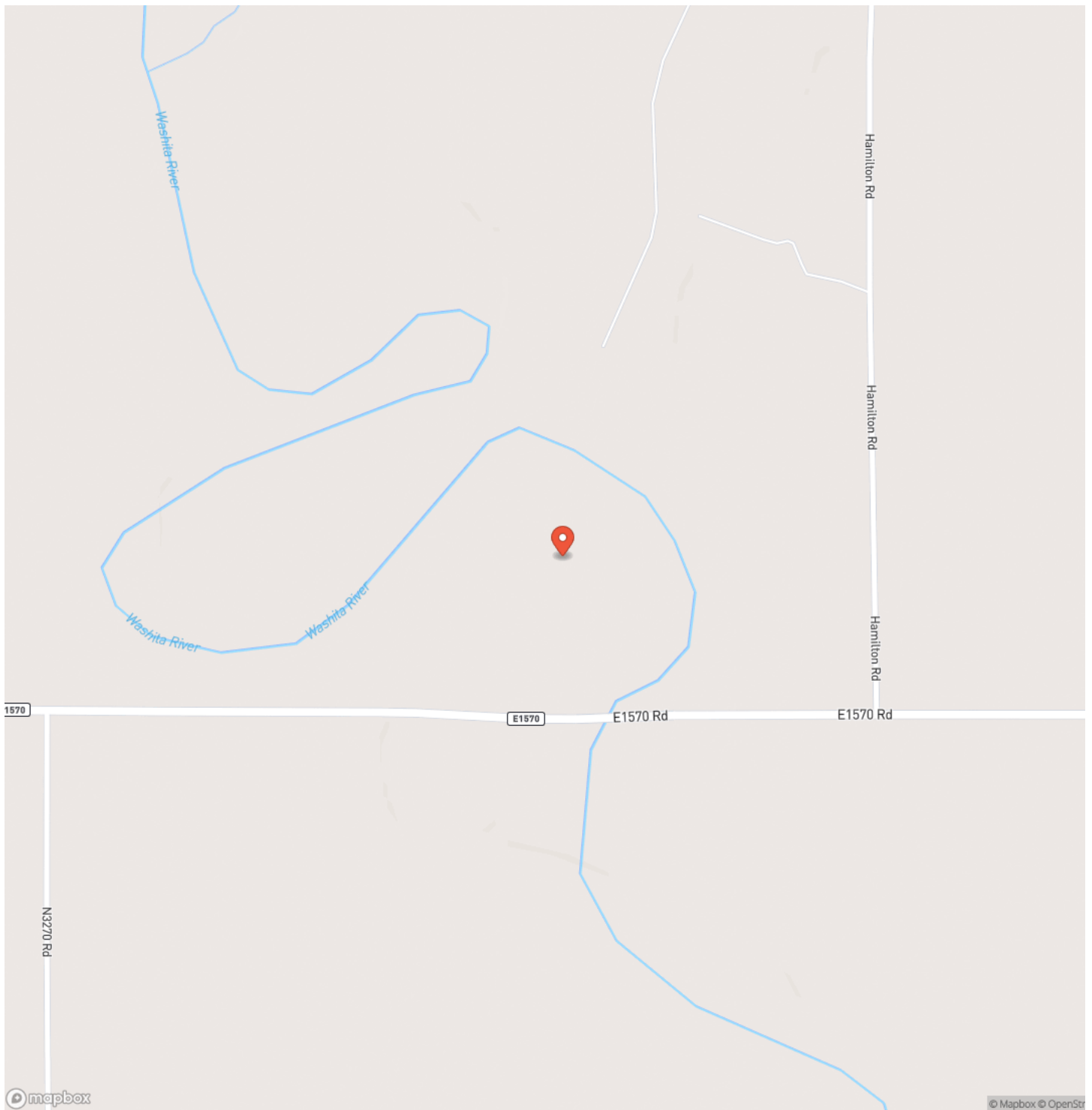
Call Jim Gosser at Great Plains Land Co: [405-659-9480](tel:405-659-9480)



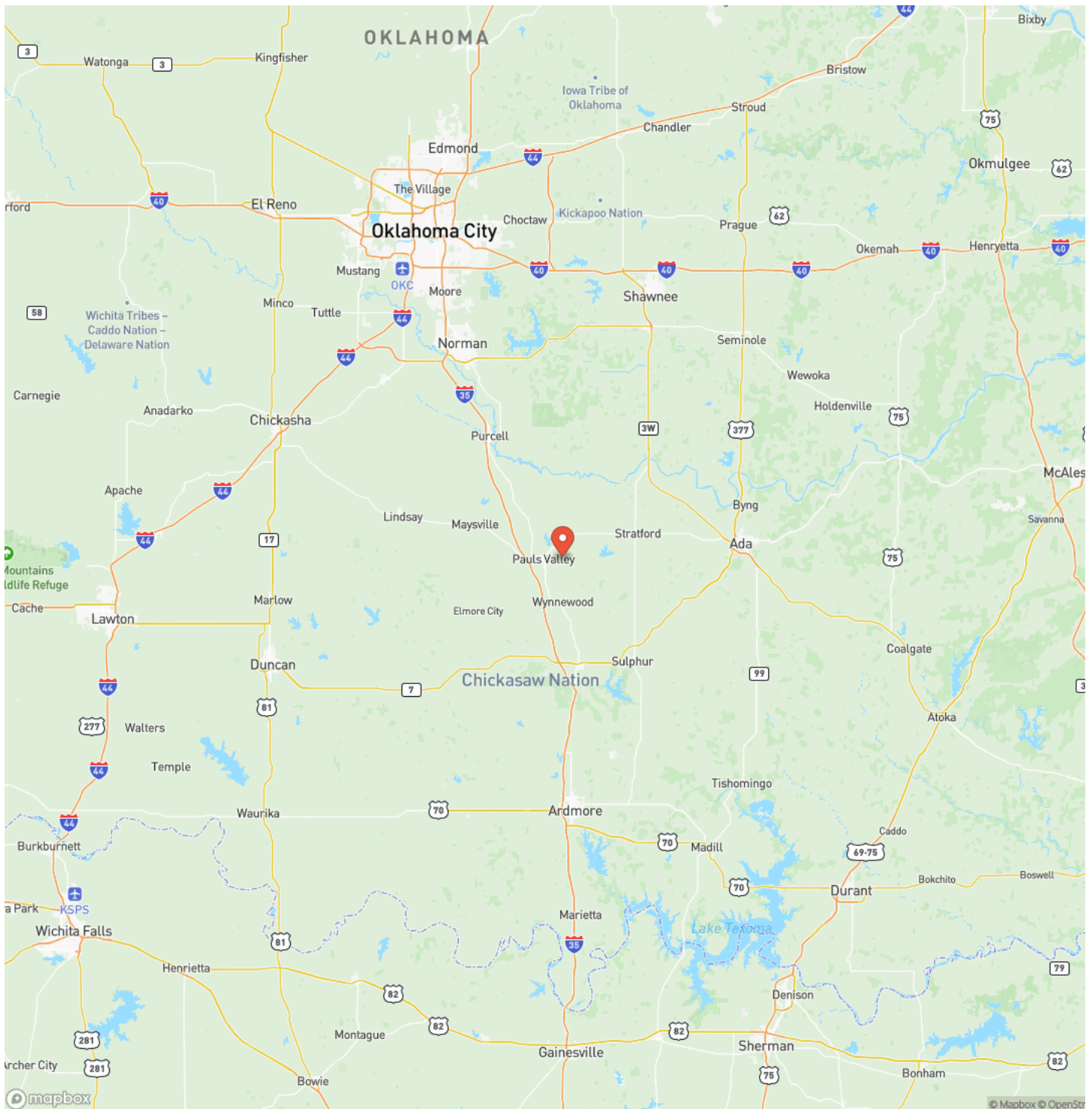
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Pauls Valley, OK / Garvin County



Locator Map



Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



315 Acres of Hunting and Fishing on the Washita River
Pauls Valley, OK / Garvin County

LISTING REPRESENTATIVE
For more information contact:



Representative
Jim Gosser

Mobile
(405) 659-9480

Email
jim@greatplains.land

Address
12204 SW 8th Place

City / State / Zip
Yukon, OK 73099

NOTES

Notes section with multiple horizontal lines for text entry.

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.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

