315 Acres on the Washita River | Farm, Hunting & Riverfront Land | Pauls Valley, OK
38001 E County Rd 1570, Pauls Valley, OK, 73075
Pauls Valley, OK 73075

$1,417,500
315.2± Acres
Garvin County

SUMMARY

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

City, State Zip
Pauls Valley, OK 73075

County
Garvin County

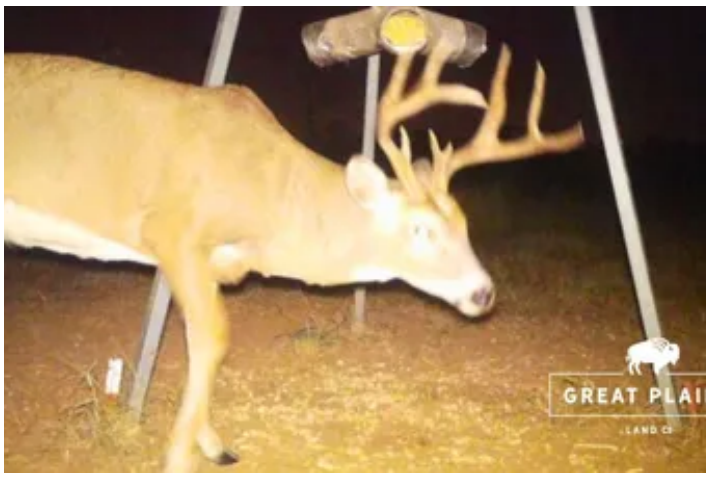
Type
Hunting Land, Farms, Ranches, Recreational Land, Horse Property, Timberland, Riverfront, Undeveloped Land

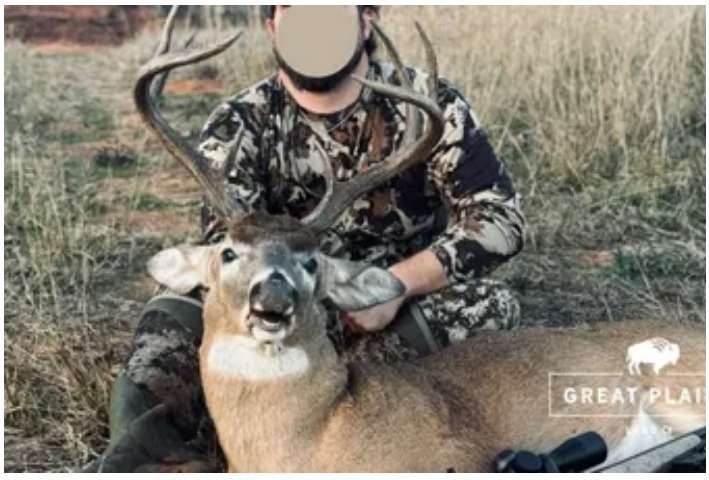
Latitude / Longitude
34.74135 / -97.16687

Acreage
315.2

Price
$1,417,500

Property Website
https://greatplainslandcompany.com/detail/315-acres-on-the-washita-river-farm-hunting-riverfront-land-pauls-valley-ok-garvin-oklahoma/90011/





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.

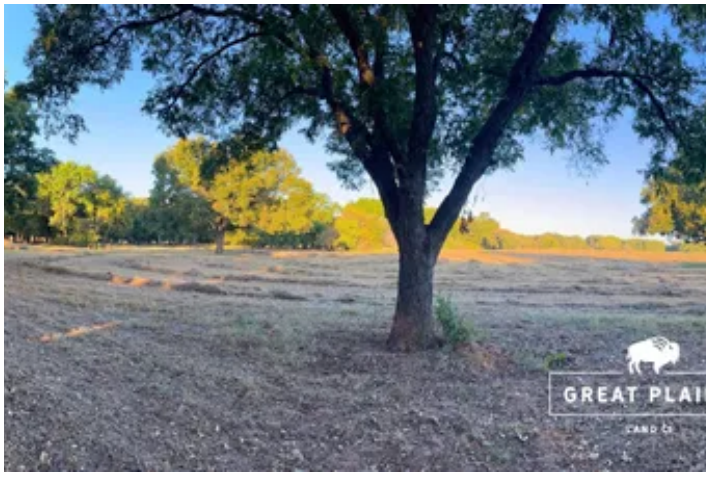
An excellent homesite lies in the northeast portion of the property, offering privacy, elevation, and utilities along the road. A stocked pond and large 130' x 150' corrals make the land ideal for equestrian use, cattle, or other livestock operations. With its balance of farmland, timber, and river frontage,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

Address for listing purposes only. Surface Rights Only

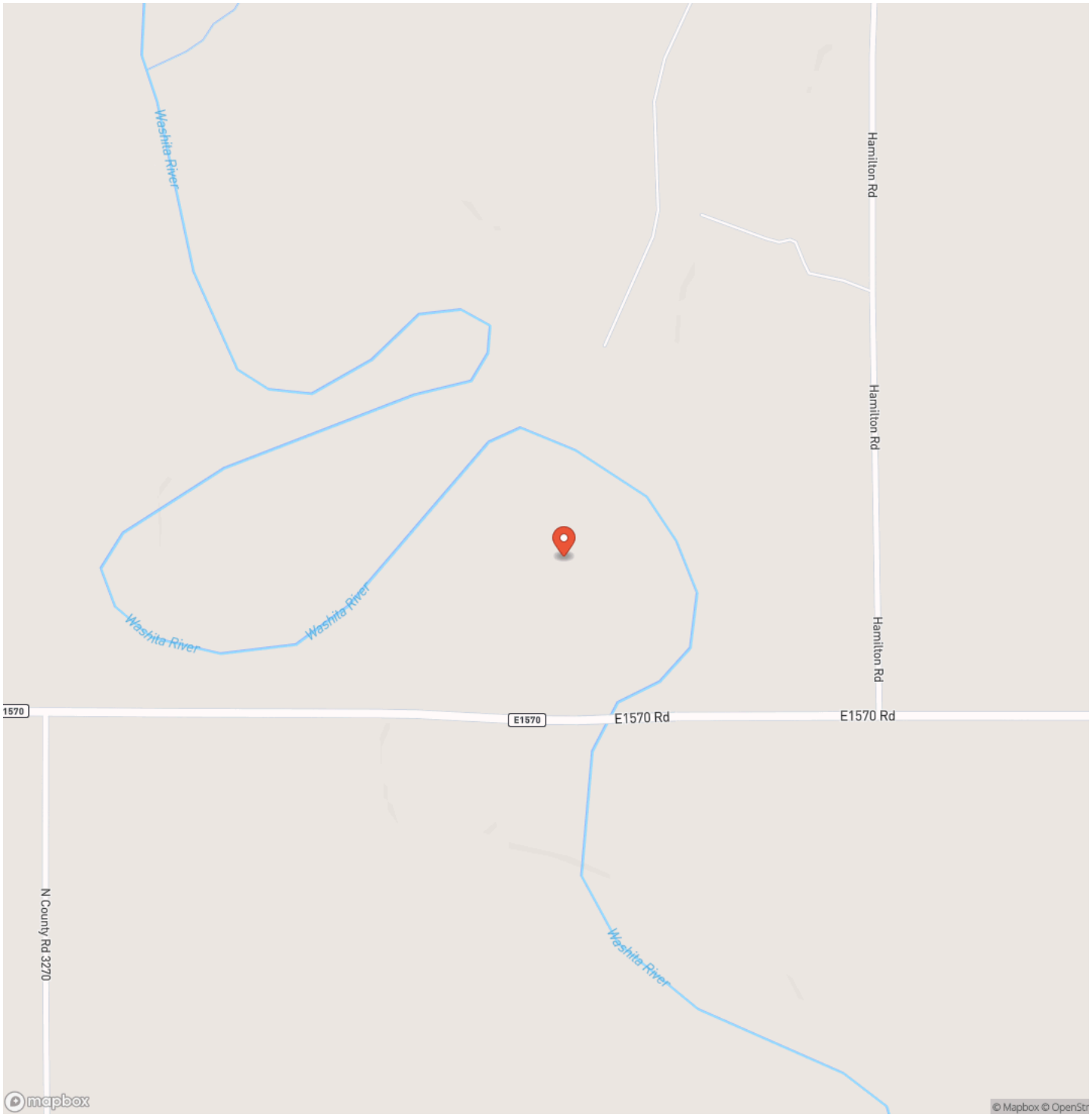
Call Jim Gosser at Great Plains Land Co: 405-659-9480

Approx Boundary

Approx Boundary



Locator Map


Washita River
Hamilton Rd
Hamilton Rd
Hamilton Rd
Washita River
Washita River
1570
E1570
E1570 Rd
E1570 Rd
N County Rd 3270
Washita River
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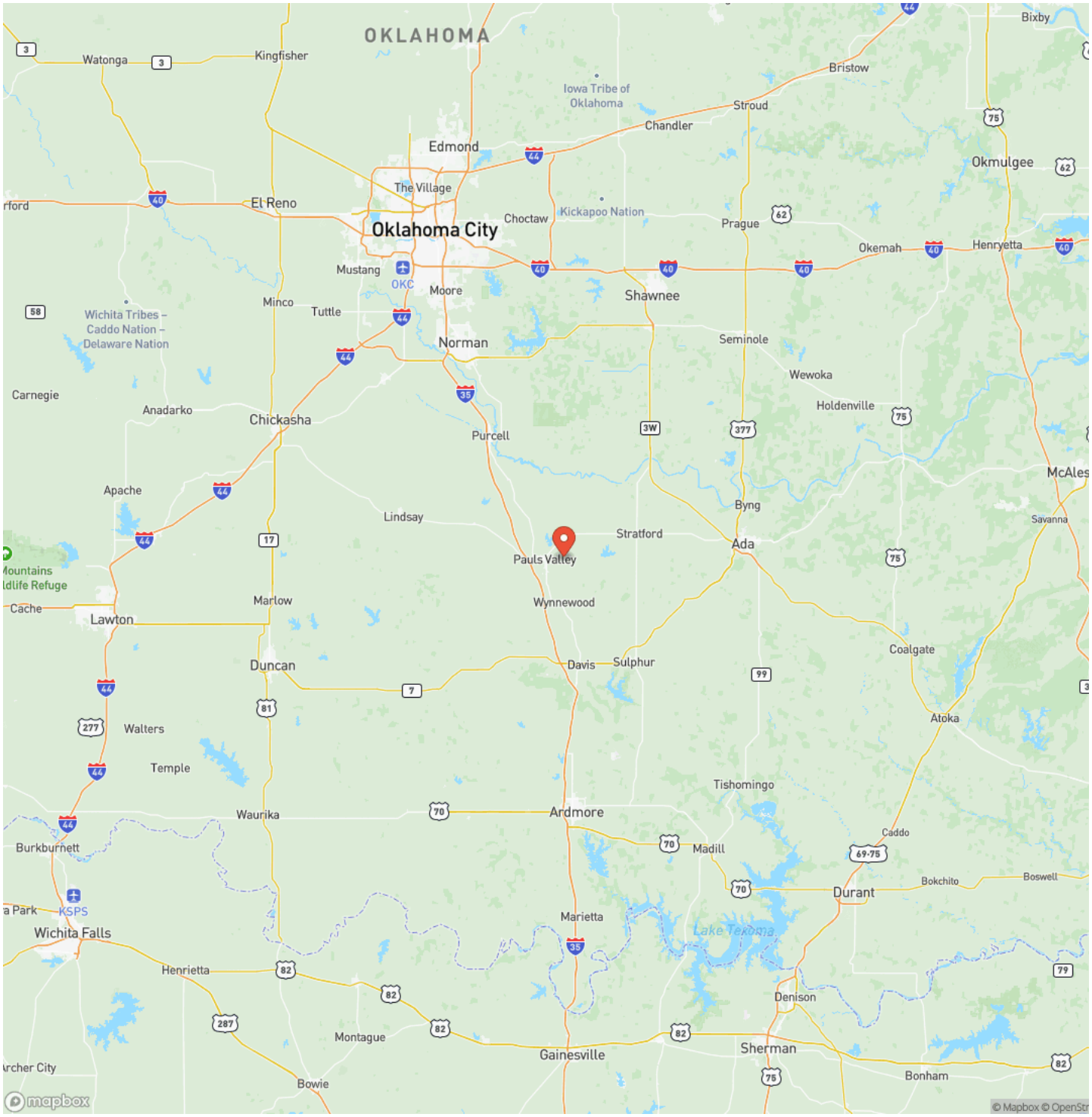
© Mapbox © OpenStr

Locator Map


OKLAHOMA
Watonga
Kingfisher
Iowa Tribe of Oklahoma
Bristow
Bixby
Stroud
Chandler
Edmond
Okmulgee
The Village
El Reno
Choctaw
Kickapoo Nation
Prague
Oklahoma City
Okemah
Henryetta
Mustang
OKC
Moore
Shawnee
Minco
Tuttle
Wichita Tribes – Caddo Nation – Delaware Nation
Norman
Seminole
Wewoka
Carnegie
Anadarko
Chickasha
Holdenville
Purcell
McAles
Apache
Byng
Lindsay
Stratford
Savanna
Pauls Valley
Ada
Marlow
Wynnewood
Lawton
Coalgate
Duncan
Davis
Sulphur
Atoka
Walters
Temple
Tishomingo
Waurika
Ardmore
Caddo
Madill
Burkburnett
Bokchito
Boswell
Durant
Marietta
Wichita Falls
Lake Texoma
Henrietta
Denison
Montague
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Satellite Map

LISTING REPRESENTATIVE

For more information contact:

Representative
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Address
12204 SW 8th Place

City / State / Zip
Yukon, OK 73099

NOTES

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DISCLAIMERS

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