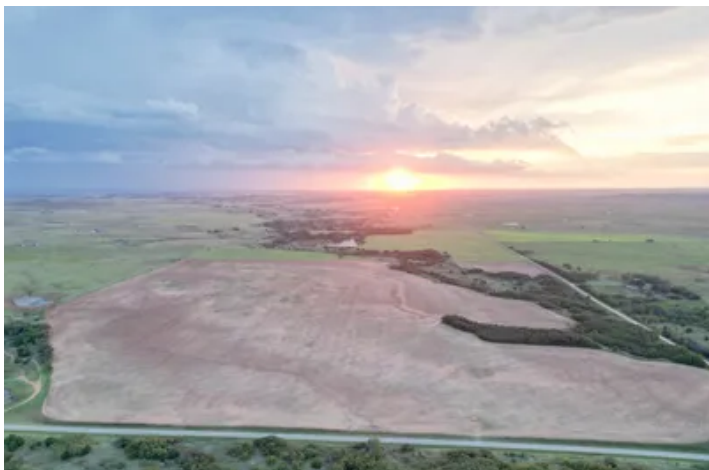


Brady Avar
000
Avar, OK 73717

\$367,900
147.3± Acres
Woods County



Brady Avar
Avar, OK / Woods County

SUMMARY

Address

000

City, State Zip

Avar, OK 73717

County

Woods County

Type

Farms, Hunting Land, Ranches, Recreational Land, Lakefront

Latitude / Longitude

36.707216 / -98.796337

Acreage

147.3

Price

\$367,900

Property Website

<https://greatplainslandcompany.com/detail/brady-avar/woods/oklahoma/90360/>



PROPERTY DESCRIPTION

147.3± Acres | Farm/Hunt/Fish/Build | Woods County, Oklahoma

Located just north of the small community of **Avard**, this 147.3± acre tract offers a rare blend of high-quality farm ground, live water, and exceptional recreational opportunities—all within a **short commute to Alva, Oklahoma**, where you'll find schools, shopping, and all the necessities and supplies you need.

The property features **121.37 FSA cropland acres**, with the FSA-156EZ showing **119.3 base wheat acres** and a **PLC yield of 32**. The soils are predominantly **Vernon Sandy Loam, Duval Fine Sandy Loam, Silty, and Tillman Silty Clay Loam**, with a majority falling in **Class II and III farmland**. These productive soils are considered prime farmland for the area, with **NCCPI ratings ranging from 32 to 49**. A soils map will be included with the listing for reference.

Farm tenancy: Possession of the cropland will transfer following the completion of the 2026 wheat harvest, unless otherwise negotiated.

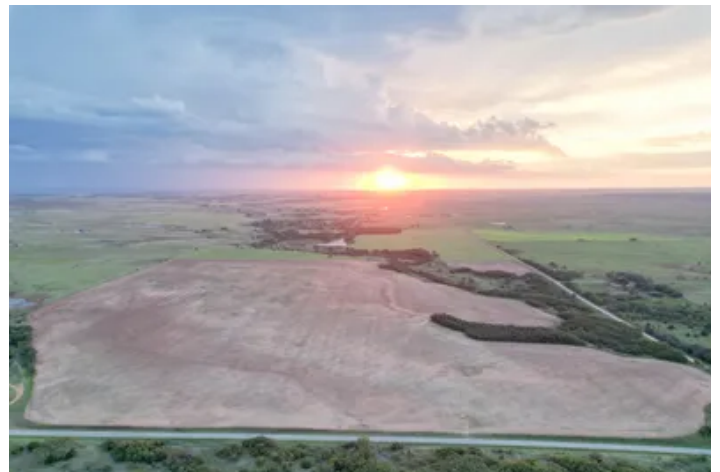
Beyond the strong ag base, the property is enhanced by the **Eagle Chief Creek**, which winds through the tract, and by frontage along **Avard Lake**. Together, they provide **excellent fishing opportunities** and outstanding **wildlife habitat**. This area is well-known for producing **trophy whitetails** and holds a strong population of **wild turkeys**, making it a true sportsman's destination.

Access is convenient with a **county road along the north boundary** and a **farm-to-market blacktop on the east boundary**. Electricity is available along the county roads, offering future **building and homestead potential**.

This is a well-rounded tract that combines proven farm income with strong recreational and lifestyle value, all in a location that keeps you close to the conveniences of town.

For more information or to schedule your private showing, contact:

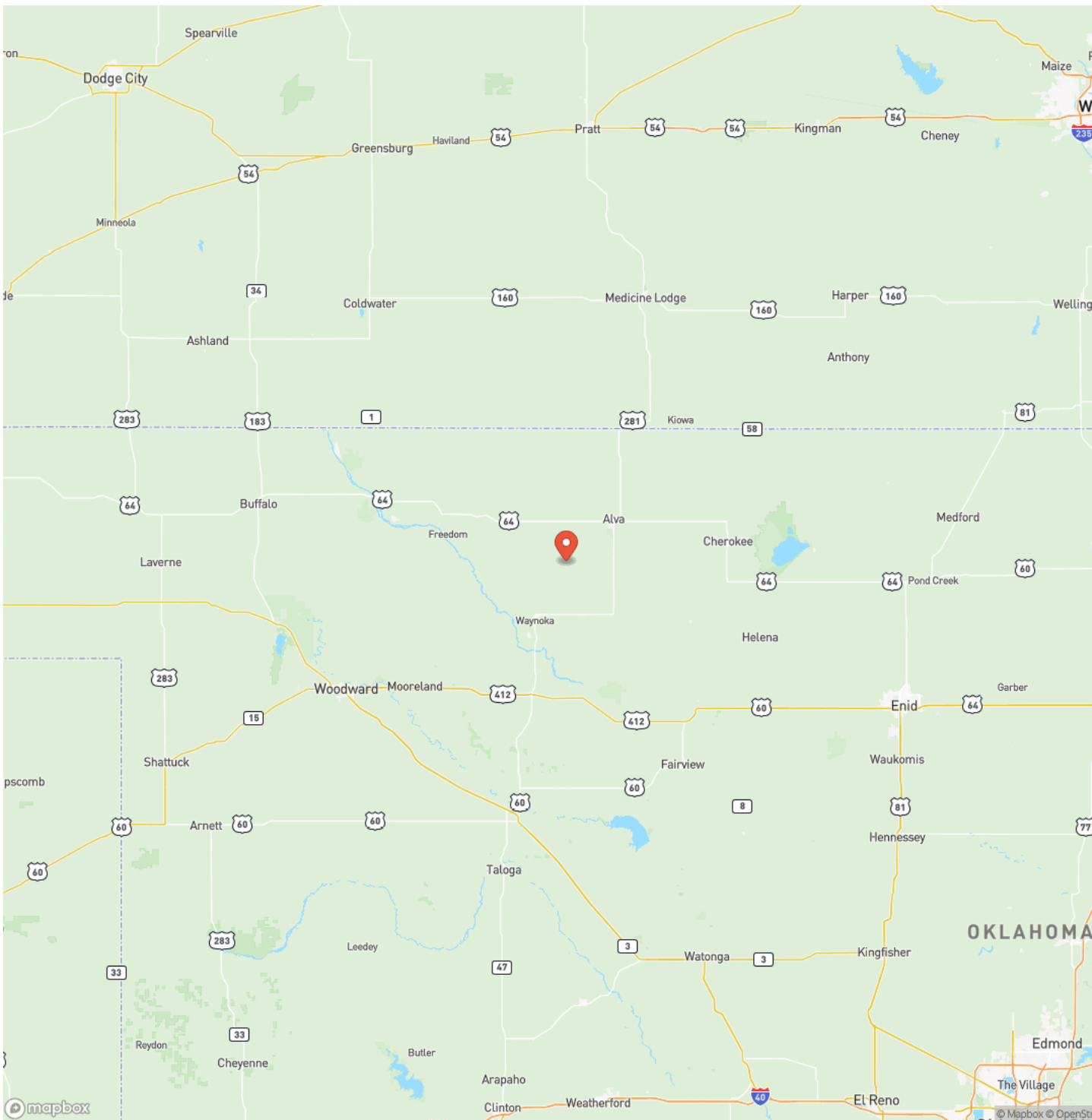
Ky Pfleider | Great Plains Land Company | [580-430-7005](tel:580-430-7005)



Locator Map



Locator Map



Satellite Map



Brady Avard
Avard, OK / Woods County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ky Pfleider

Mobile

(580) 430-7005

Email

ky@greatplains.land

Address

City / State / Zip

Alva, OK 73717

NOTES

[illegible]

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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