

Rural Wynnewood RV Retreat
N 3250 Rd
Wynnewood, OK 73098

\$490,000
55± Acres
Garvin County



**Rural Wynnewood RV Retreat
Wynnewood, OK / Garvin County**

SUMMARY

Address

N 3250 Rd

City, State Zip

Wynnewood, OK 73098

County

Garvin County

Type

Hunting Land, Recreational Land, Residential Property, Horse Property, Single Family, Business Opportunity

Latitude / Longitude

34.583 / -97.2105

Dwelling Square Feet

560

Bedrooms / Bathrooms

1 / 1

Acreage

55

Price

\$490,000

Property Website

<https://arrowheadlandcompany.com/property/rural-wynnewood-rv-retreat-garvin-oklahoma/100700/>



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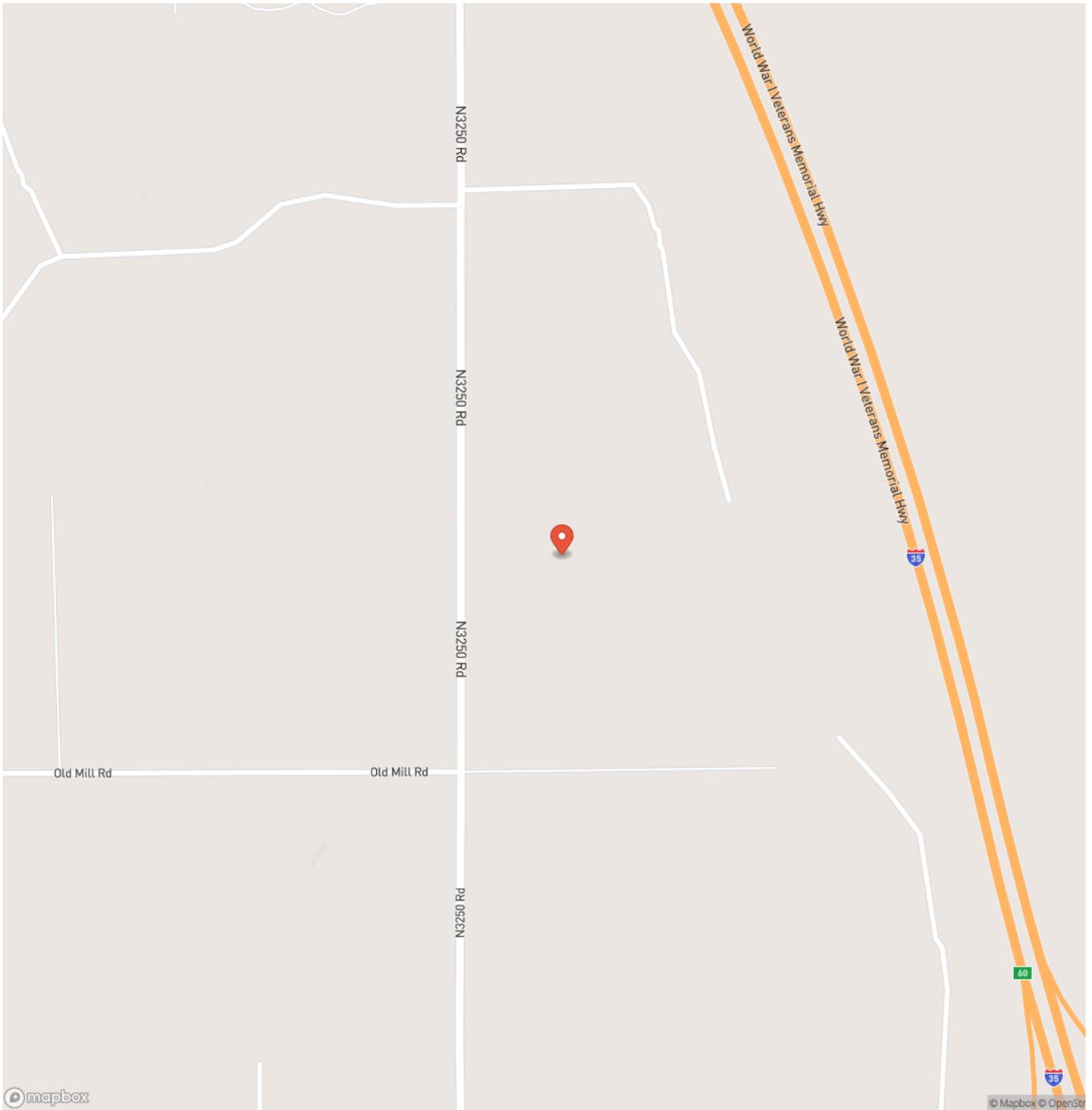
PROPERTY DESCRIPTION

Looking for a combination of a great income producing property balanced with recreational opportunity? Look no further than this beautiful 55 +/- acre property in Garvin County, Oklahoma, featuring 15 RV hookups, a tiny home, a pond, and plenty of timber for recreational use! This property offers a great mix of open space and wooded areas, giving you privacy and a peaceful setting. The pond located outside the front door of the tiny home adds a nice scenic feature and provides a great place to relax, fish, or enjoy the outdoors. The timbered areas offer shade and good cover for a variety of wildlife and small game, making it a great recreational tract as well. With 15 established RV hookups already in place, the property is set up for camping, short-term rentals, or a small RV park. The tiny home includes 1 bedroom, 1 bathroom, a kitchen, and everyday amenities, making it a comfortable place to stay for an owner, guests, weekend visits or could be run as a front office for the RV park. The 55 +/- acre tract is conveniently located just 5 +/- miles from Wynnewood, 10 +/- miles from Elmore City, and 11 +/- miles from Pauls Valley, providing a peaceful country setting while also being located near amenities. It is also 60 +/- miles from Oklahoma City and 120 +/- miles from Dallas, making it easily accessible for weekend getaways or travelers! This property has tons of potential and could be used as a private retreat, hunting or recreational land, or an income-producing RV park. With acreage, utilities, and a water feature already in place, it provides a great opportunity to make it your own! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Owen Bellis at [\(918\) 367-7050](tel:9183677050). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

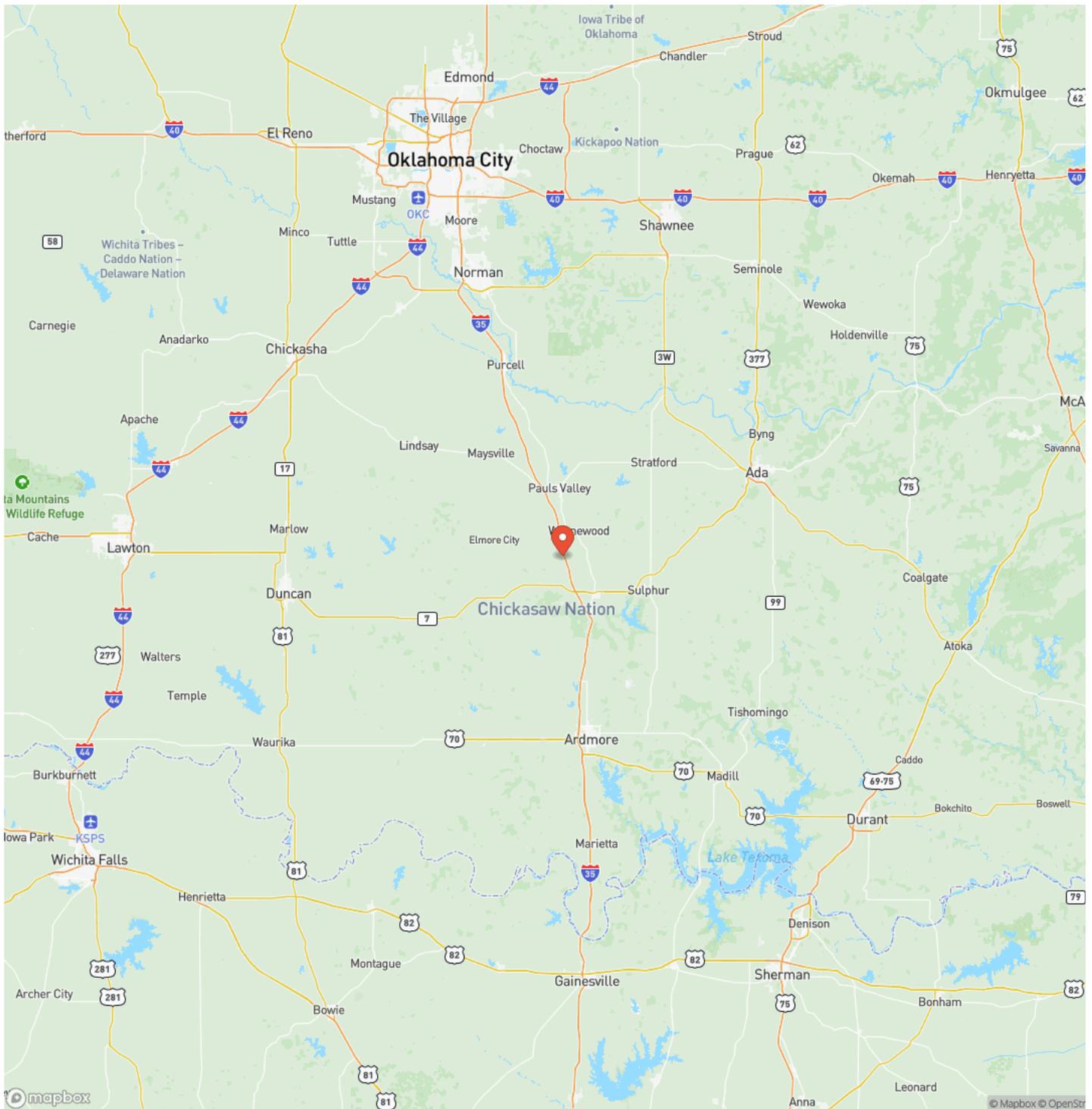
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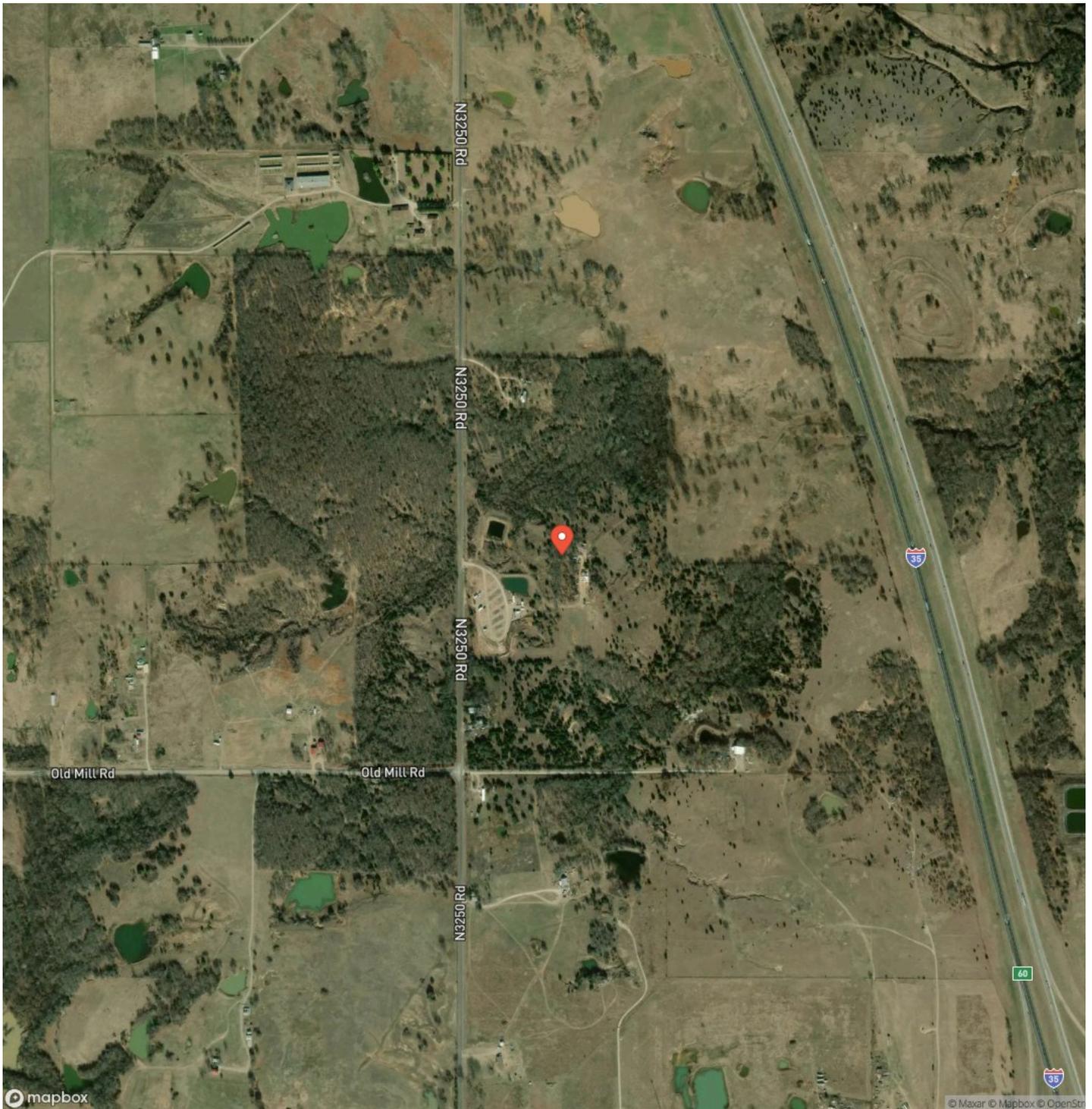
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

