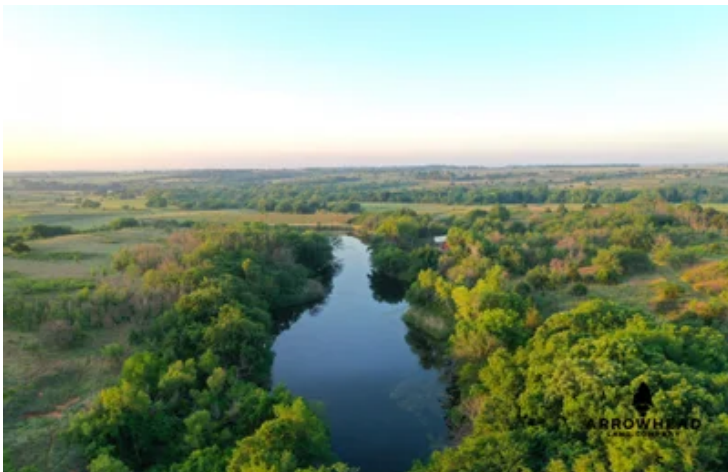


Lake Valley Hideaway  
Hwy 55  
Gotebo, OK 73041

**\$315,000**  
35.600± Acres  
Washita County



**Lake Valley Hideaway**  
**Gotebo, OK / Washita County**

---

**SUMMARY**

**Address**

Hwy 55

**City, State Zip**

Gotebo, OK 73041

**County**

Washita County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

35.1681 / -98.9162

**Acreage**

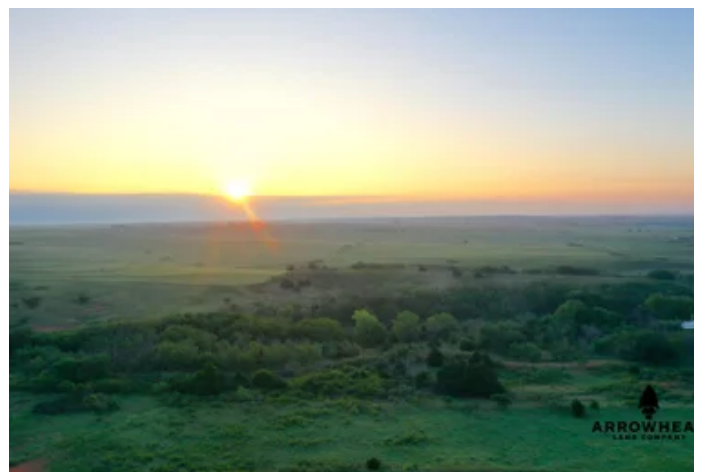
35.600

**Price**

\$315,000

**Property Website**

<https://arrowheadlandcompany.com/property/lake-valley-hideaway-washita-oklahoma/40612/>



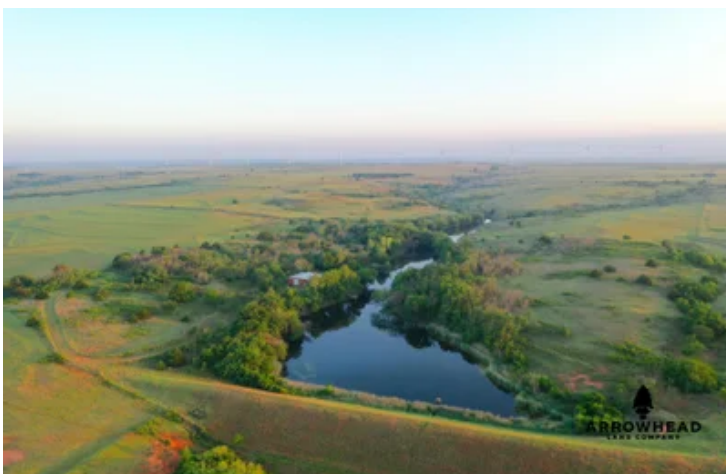
**PROPERTY DESCRIPTION**

This awesome 35.6 +/- acre recreational paradise is situated just off of highway 55 in southern Washita County. A narrow access road leads you off the highway down into this secluded recreational hideaway where you can enjoy all your favorite outdoor activities and not be bothered by the rest of the world that is seemingly left behind you as you wind your way into the property. There is a ton of opportunity packed into this smaller acreage! The property consists of mainly thick vegetation with a good mix of young, medium and older growth timber of varied species. The habitat is perfect bedding and nesting cover for the deer, turkey, quail and other small game that are present on the property. This particular property has had no deer hunting pressure at all and would not be difficult to set up with food plots, feed stations and blinds to take advantage of the great deer hunting in this area. The highlight of this property though is the 6+ acre pond that is situated perfectly in the center of the property. The pond is spring fed and has been managed as mainly a bass fishing pond but there are crappie and other panfish as well. But, 3-10 pound bass are caught consistently out of this pond. The pond is plenty big enough for leisure boating, kayaking or other water activities also. The pond also features a fishing dock and boat ramp. Overlooking this gorgeous pond is a 40x80 metal building on a heavy concrete slab with a large 12x80 covered patio. Electrical poles have been run all the way to the center of the property providing power to the inside of the shop and outstanding exterior lighting all around. The building is also equipped with a water well, partial plumbing, small kitchenette/bar area, water heater, washer and dryer hookups and cabinetry. A ton of useful equipment like a tractor with a mower deck, fishing and paddle boats, fifth wheel campers and other miscellaneous items will also go with the property to the new owners! There is plenty of room in this shop for all of your toys and equipment and still be able to finish out the other half as a barndominium type living space. The infrastructure is all here and ready for the new owners to personalize it to their liking. Whether a weekend getaway or a full time residence that others will be envious of, this property is it! This is truly one you do not want to miss out on. If you have any questions or are interested in a private showing, please contact Josh Candelaria at [\(580\) 660-1167](tel:5806601167).





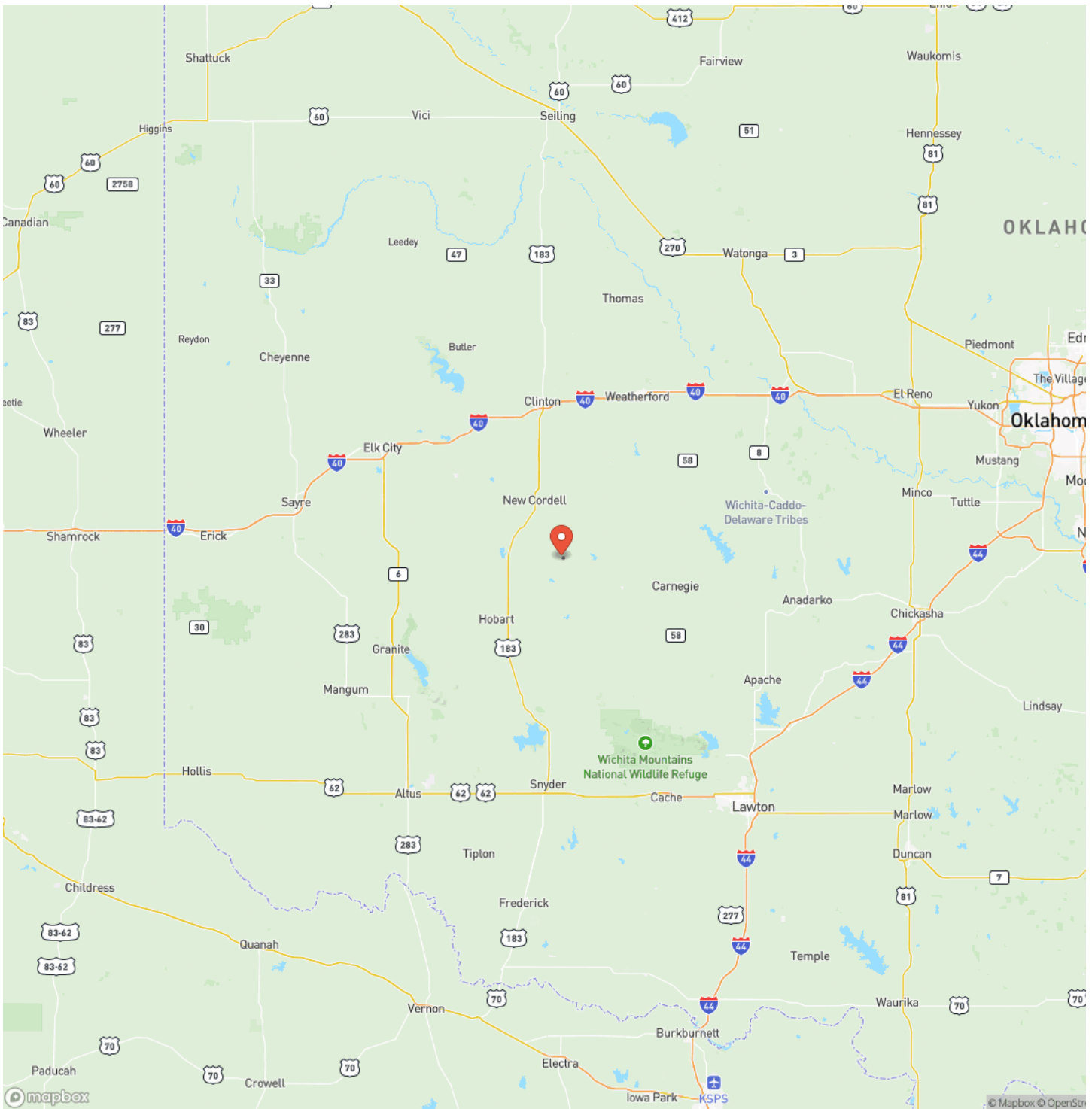
Lake Valley Hideaway  
Gotebo, OK / Washita County



## Locator Map



## Locator Map





## Satellite Map







## 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, 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 relation 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  
(405) 415-5977  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

---

