

**The Hidden Pines Estate**  
32106 Airline Rd  
Pauls Valley, OK 73075

**\$799,000**  
49.690± Acres  
Garvin County



**The Hidden Pines Estate**  
**Pauls Valley, OK / Garvin County**

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**SUMMARY**

**Address**

32106 Airline Rd

**City, State Zip**

Pauls Valley, OK 73075

**County**

Garvin County

**Type**

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

**Latitude / Longitude**

34.691953 / -97.277266

**Dwelling Square Feet**

2951

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

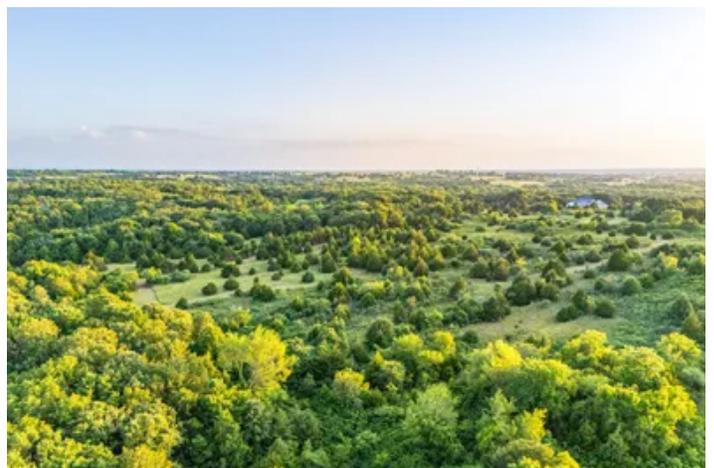
49.690

**Price**

\$799,000

**Property Website**

<https://arrowheadlandcompany.com/property/the-hidden-pines-estate-garvin-oklahoma/100115/>



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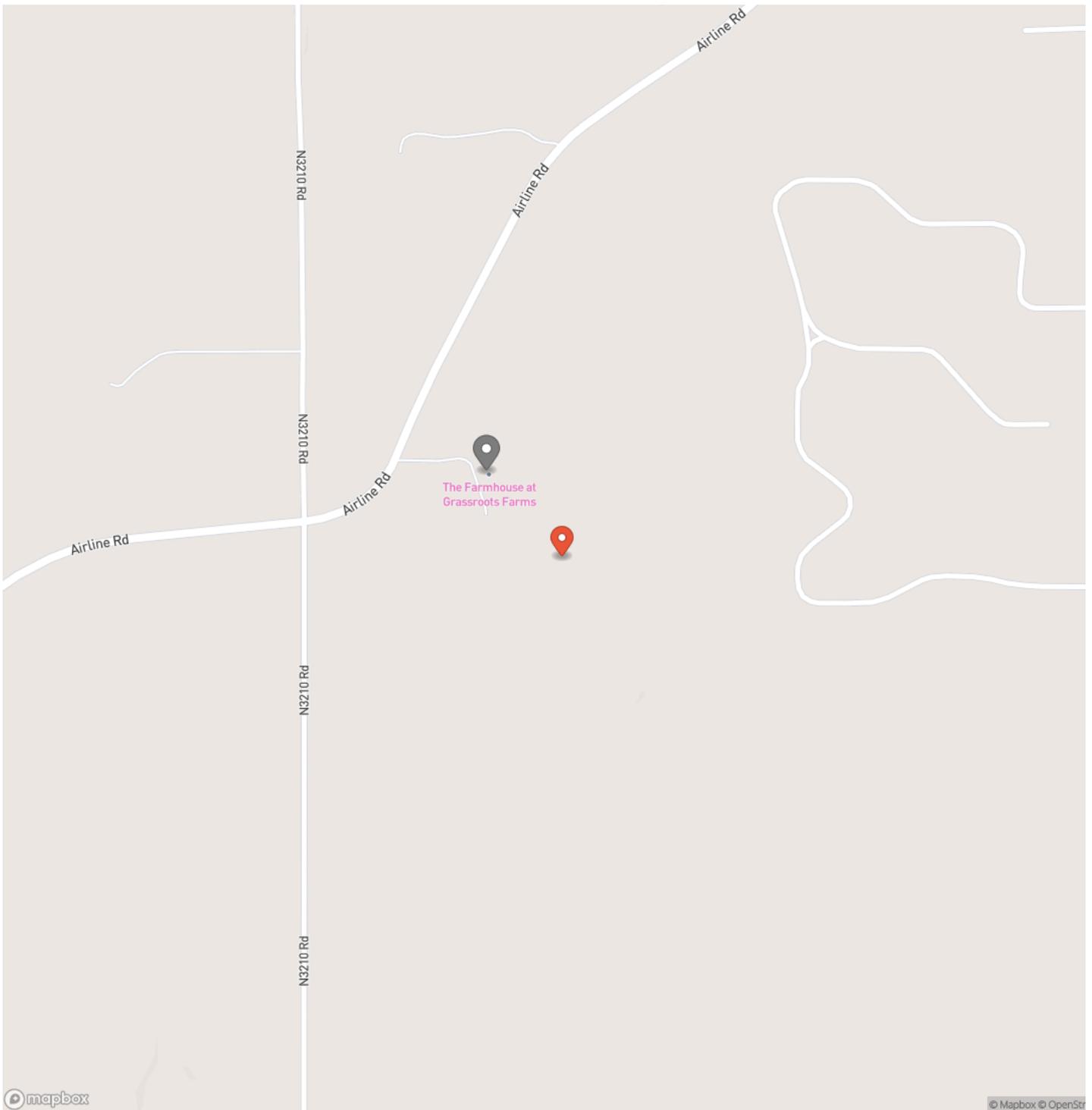
### **PROPERTY DESCRIPTION**

This 49.69+/- acre property in Garvin County, Oklahoma offers a rare combination of scenic land, versatile improvements, and exceptional flexibility for residential, commercial, or recreational use! With its beautiful setting and infrastructure, the property is well-suited for a wedding venue, winery, or premium homestead. There is a total of 2,951 +/- square footage of living space! The centerpiece of the property is a 2,151+/- sqft venue-style building that features a full kitchen, 2 bedrooms, 1.5 bathrooms, washer/dryer hookups, and an expansive open living area with a loft overlooking the main space. With high ceilings, quality flooring, a fireplace, and large windows framing peaceful views, the building blends functionality with comfort. Two large wooden decks on either side and an adjacent outdoor recreation area add to its appeal-ideal for gatherings, events, or everyday living. Also on the property is a 40x60 insulated shop that includes approximately 800+/- sqft of finished living space with 1 bedroom, 1 bathroom, a full kitchen, and washer/dryer hookups. The remainder of the shop provides ample space for equipment storage or work, complete with a large glass roll-up door. A storm shelter is in place for peace of mind, and both buildings are equipped with heating and air conditioning. The land itself is a scenic mix of open pasture and mowed trails, perfect for walking, ATV use, or livestock. Three ponds-one stocked with fish-enhance the recreational value, and wildlife including deer and small game are frequently seen on the property. Additional features include full perimeter fencing, a chicken coop, covered equipment parking, a gravel driveway with a circular turn, fruit trees, and a gated entry with privacy fencing. Conveniently located just 10+/- minutes from Pauls Valley, 45+/- minutes from Norman, and approximately 1 hour and 15+/- minutes from Oklahoma City, this property also sits just a few minutes from I-35, making travel simple and efficient. Whether you're looking for a private homestead, a unique business opportunity, or a multi-use retreat, this well-maintained and thoughtfully designed property offers outstanding potential in a beautiful Oklahoma setting! No showings will be scheduled until Friday, March 6th. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Zac Williams at [\(918\) 261-6094](tel:9182616094). 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.

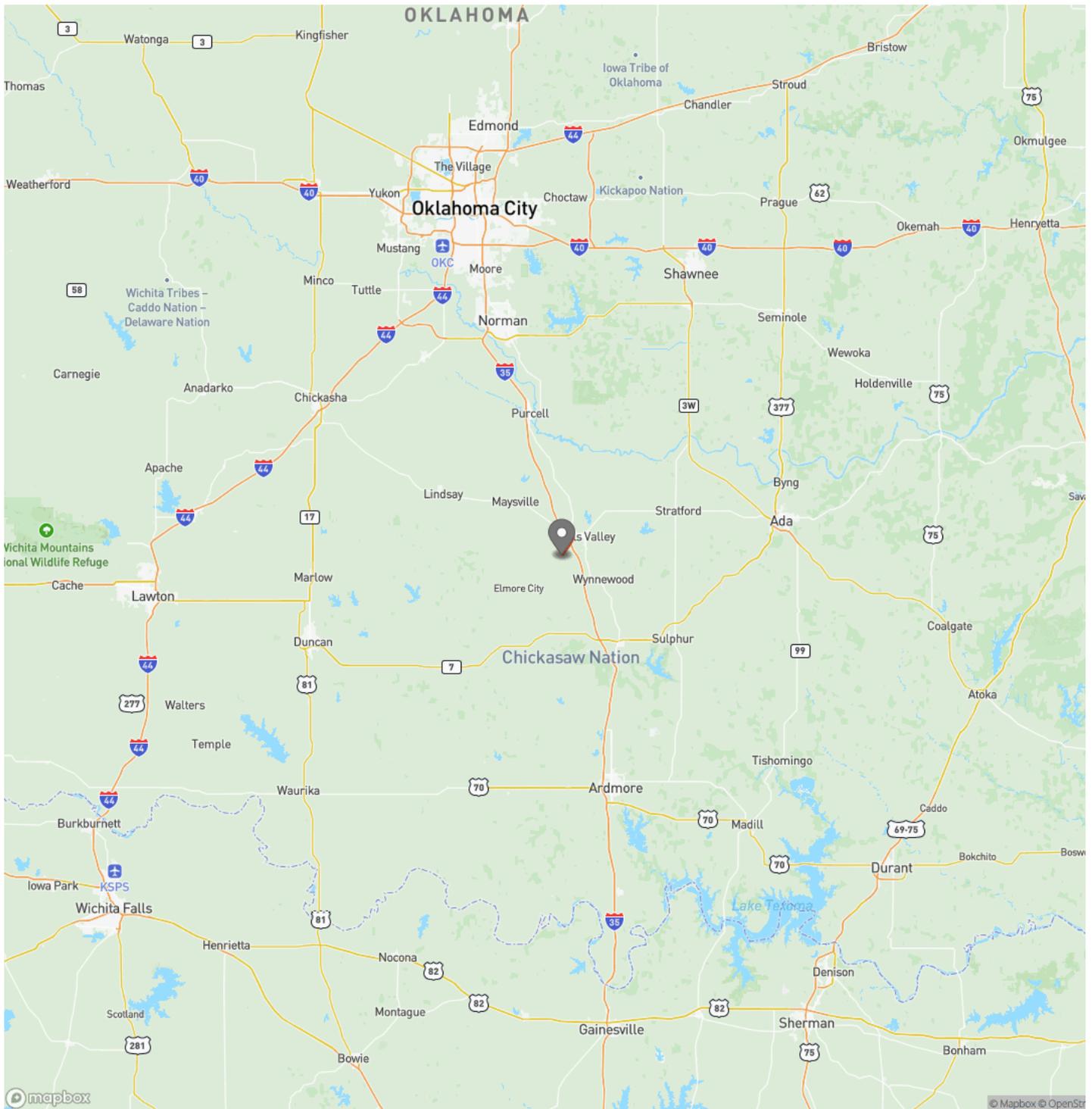
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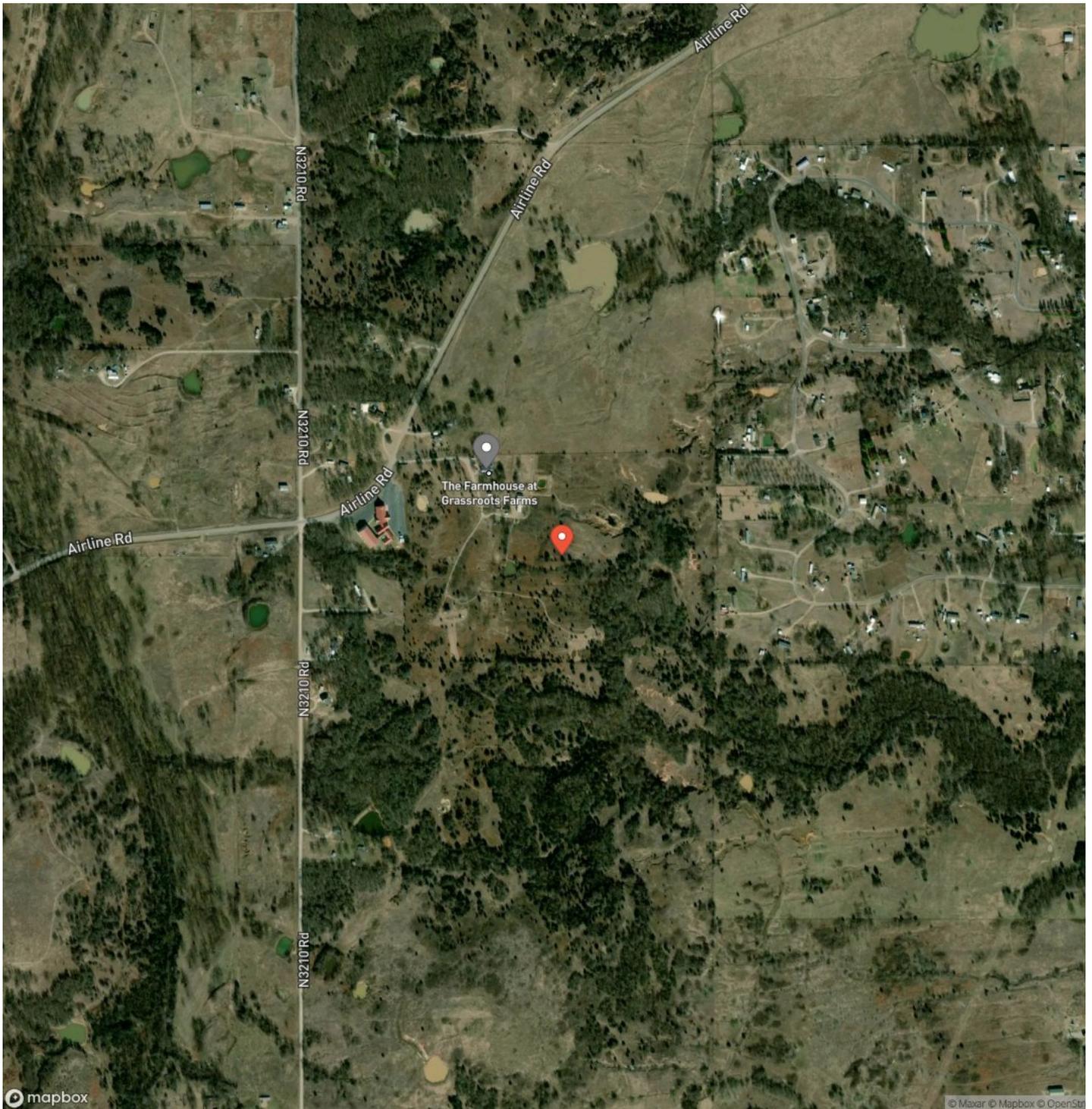
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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