

Country Living at its Finest
N3180 Rd
Elmore City, OK 73433

\$1,175,000
225± Acres
Garvin County



Country Living at its Finest Elmore City, OK / Garvin County

SUMMARY

Address

N3180 Rd

City, State Zip

Elmore City, OK 73433

County

Garvin County

Type

Farms, Hunting Land, Ranches, Recreational Land,
Residential Property, Single Family

Latitude / Longitude

34.612777 / -97.339155

Dwelling Square Feet

2500

Bedrooms / Bathrooms

4 / 2.5

Acreage

225

Price

\$1,175,000

Property Website

<https://arrowheadlandcompany.com/property/country-living-at-its-finest-garvin-oklahoma/28973/>



PROPERTY DESCRIPTION

As city life becomes less and less popular, more people are moving to rural areas to enjoy all the benefits of country living. Owning your own farm means privacy, hunting, fishing, gardening, and so much more. Located just an hour south of Oklahoma City and 2 1/2 hours north of Dallas puts this gorgeous Garvin County farm in a great location to escape the city lights. A beautiful brick home stands at the end of a long driveway near the center of the property with large oak trees towering over the front yard. The home consists of 4-beds/2 1/2 -baths, a two car garage, and a spacious laundry/mud room that has tons of cabinet space that will help you stay organized. Also located in this room is a large utility sink that can be used for washing up after a hard day's work. The kitchen is beautiful with its white cabinets and elegant black countertops that allows lots of space to accommodate for cooking family meals and seating at the island. Both the laundry room and kitchen have black tile flooring that complement the white cabinets well. There is a gorgeous living room that has dark cherry wood flooring and a stunning gas fireplace. The bedrooms are very spacious with large closets for a family with kids. The sizable master bedroom is accompanied by a remarkable master bathroom that has his and her sinks on a large vanity, one mirror extending to each end of the vanity, and a large walk-in shower that is covered with white subway tile that gives a clean and elegant look. This home was designed to be handicap accessible with wide doorways and the spacious walk in shower. With all of the beautiful features this house has to offer inside and out, it allows you to raise a family comfortably to host and entertain guests. Next to the house is a nice metal shop building that will be perfect for storing equipment such as a tractor or side-by-side.

This is a special farm that has so much to offer. As you drive up the gravel driveway you will notice the thick native grasses and wildflowers that cover most of the landscape on the southeast side. These beautiful meadows will produce a sizable hay harvest and will offer a great return on your investment. Also, a nice barbed wire fence surrounds the property as well as multiple cross fences give you the opportunity to start your own herd of cattle or lease the grazing rights for additional income. Although the home sits in the middle of the farm you won't have to worry about your livestock wandering into your yard because a metal fence surrounds the house and a cattle guard makes your entrance hassle free. From the home, several pasture roads will take you just about anywhere you need to go around the property. These roads offer a great route for riding ATVs or just taking a walk to enjoy nature. Water is a necessity when it comes to finding that perfect property and numerous ponds are scattered throughout this farm offering great opportunities for fishing, waterfowl hunting, and swimming. Also, these ponds will provide livestock and wildlife with consistent water sources. On the west side you will find a landscape made up of mostly large oak timber that line the banks of a small wet weather creek. Thick underbrush throughout the timber act as a sanctuary for deer and hogs. Small meadows cut through the timber offering great opportunities for food plots, tree stands, and blind locations. Seeing

many deer and deer sign as we toured the property suggests that it is going to offer some incredible hunting.

It is not often that we come across homes on acreage that are as well kept and well managed as this beautiful farm. If owning your own slice of country heaven has always been a dream of yours, then this is one that you aren't going to want to miss out on. If you would like more information or would like to schedule a private viewing do not hesitate to contact the listing agent.

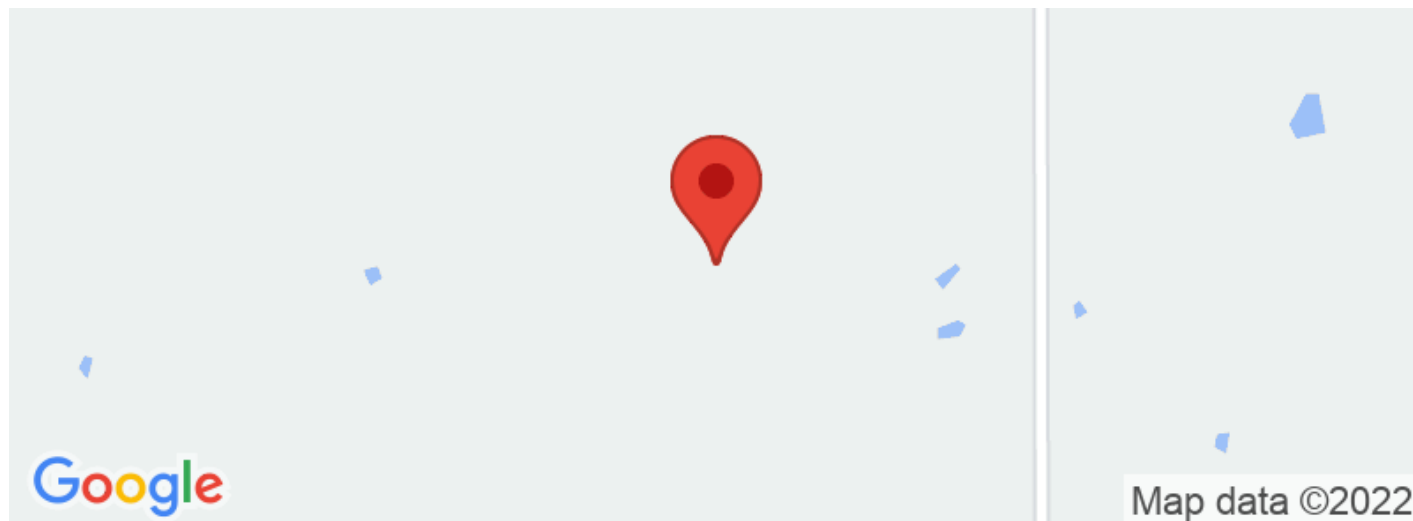
More photos and information regarding the home will be available soon. All showings/viewings are by appointment only.



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Locator Maps



Aerial Maps



**Country Living at its Finest
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LISTING REPRESENTATIVE

For more information contact:



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DISCLAIMERS

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