

000 N 4540 Garvin, OK
000 N 4540
Garvin, OK 74736

\$1,107,000
424± Acres
McCurtain County



000 N 4540 Garvin, OK
Garvin, OK / McCurtain County

SUMMARY

Address

000 N 4540

City, State Zip

Garvin, OK 74736

County

McCurtain County

Type

Hunting Land, Riverfront, Recreational Land

Latitude / Longitude

33.865408 / -94.966923

Acreage

424

Price

\$1,107,000

Property Website

<https://www.glasslandandhome.com/property/000-n-4540-garvin-ok-mccurtain-oklahoma/89404/>

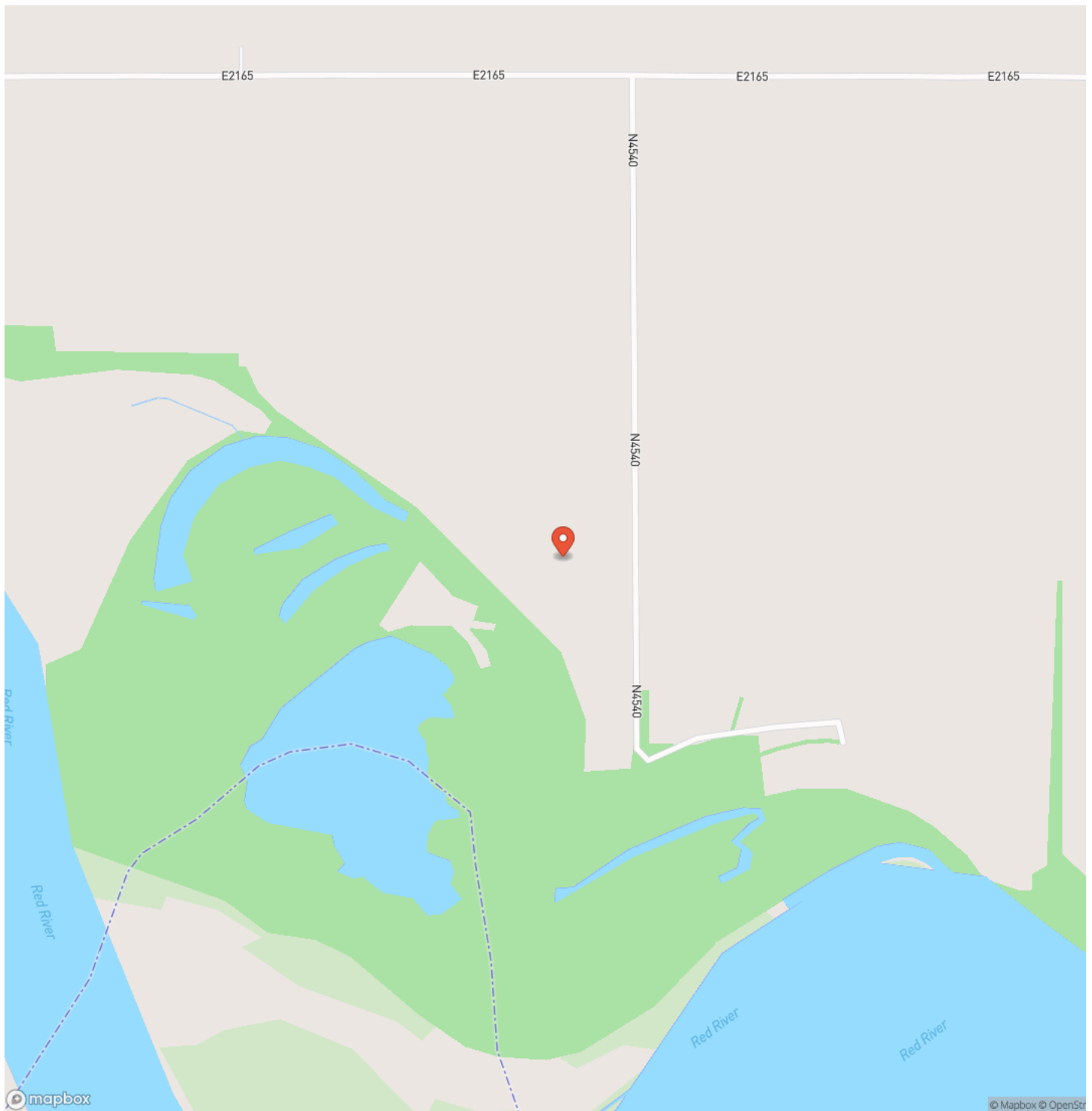


PROPERTY DESCRIPTION

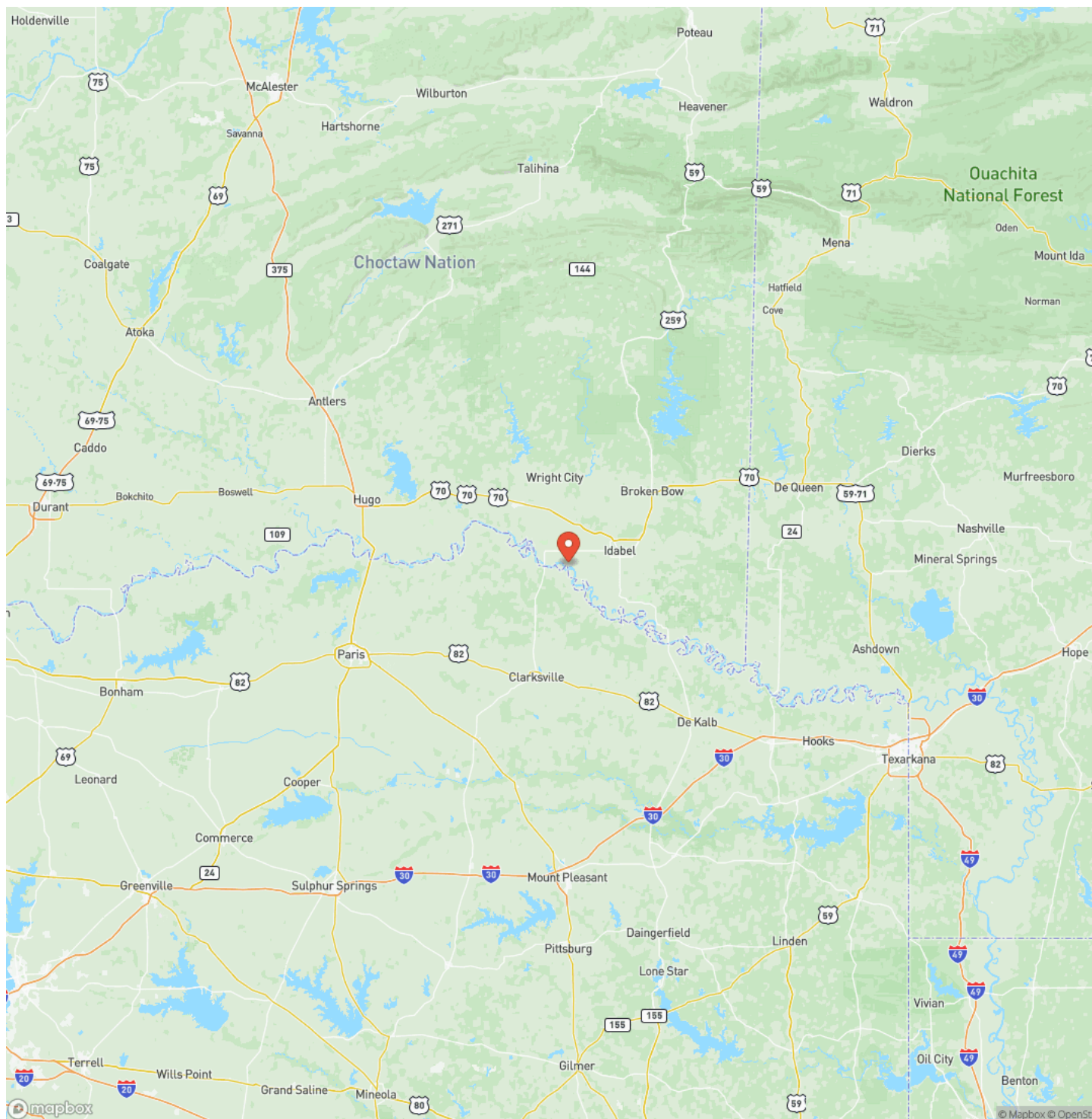
PROVEN DUCK HUNTERS DREAM OPPORTUNITY!!!!. 424 acres of Red River Frontage located in SW McCurtain County Just North of Clarksville, Texas. A large natural lake, a large oxbow cut off the river and multiple beaver sloughs has this place set for the waterfowl enthusiast. With a rich history of duck hunting on the property as well as in the immediate area this property is situated in the epicenter of the Central Flyway. A liberal 70 + day season gives you extended opportunities to enjoy the sport. Trails meander throughout the property and lead you to many deer stand and feeder locations before taking you out to the sand bar along the river. Large mature whitetail roam the river bottom and produce quality antlers with the ample surrounding ag production. Hogs stay close to water in the cool months and provide extra opportunities with no regulated hunting season. Enjoy the summer months fishing in the river, ATV riding, camping and just enjoying a true sportsman's dream. This tract comes to market just in time for this falls hunting season! Act fast and you will be enjoying the sights and sounds of World Class Water fowling this winter!



Locator Map



Locator Map



MORE INFO ONLINE:

<https://www.glasslandandhome.com/>

Satellite Map



000 N 4540 Garvin, OK
Garvin, OK / McCurtain County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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MORE INFO ONLINE:

<https://www.glasslandandhome.com/>

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

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.

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