

Clampitt Lake 460
N 3150 RD
Elmore City, OK 73433

\$1,495,000
460± Acres
Garvin County



Clampitt Lake 460
Elmore City, OK / Garvin County

SUMMARY

Address

N 3150 RD

City, State Zip

Elmore City, OK 73433

County

Garvin County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

34.600009 / -97.379188

Acreage

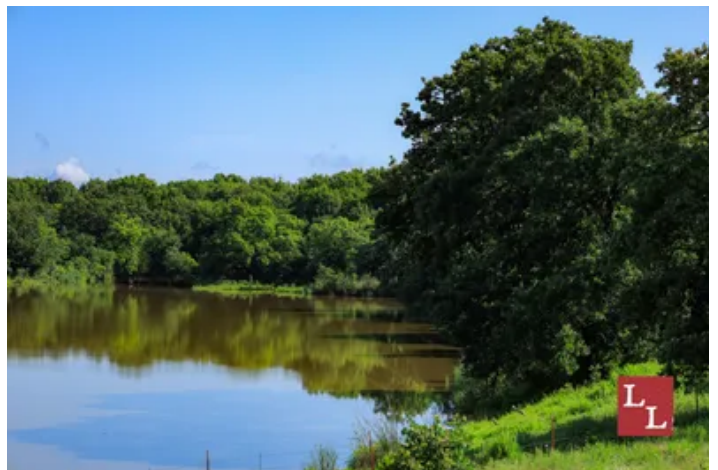
460

Price

\$1,495,000

Property Website

<https://legendary.land/property/clampitt-lake-460-garvin-oklahoma/83757/>



Clampitt Lake 460

Elmore City, OK / Garvin County

PROPERTY DESCRIPTION

Clampitt Lake 460 is a diverse tract of land just south of Elmore City in south-central Garvin County, Oklahoma. It has improvements, cattle infrastructure, and beautiful water features. The crown jewel of the water is a +/- 8 acre watershed lake in the northwest corner of the property. This lake has excellent fishing and offers refuge for waterfowl in the area. Located to the south of the watershed is Rock Creek which flows for just under half a mile through the ranch. Adjacent to the creek is a large beautiful pecan bottom and two pastures that are currently fenced to keep the cattle out of the creek. A water well and stock tank with electric service is located in the north pecan bottom pasture. There is cross-fencing throughout the ranch including an excellent fence along the east side of Rock Creek.

Along the creeks, large hardwoods and dense vegetation provide a secluded sanctuary for wildlife. Much of the property has groves of dense Blackjack & Post Oak timber that transitions to more open pastures and scattered brush. Eight small ponds are scattered throughout the ranch and provide ample water for cattle. The grass is primarily a native mixture, and some Bermuda, especially in the bottomland along with clover and some other cool season grasses. Several pipeline clearings on the eastern portion of the ranch would make fantastic shooting lanes or food plot locations to enhance the already fabulous deer hunting.

Located just uphill from the lake is a 40x60 Shop with an 8x40 concrete apron and a 16x60 lean-to. Working pens are located directly adjacent to the shop and include a lane to move cattle from the southern portion of the property to the pens. The shop also has electricity and a 12' wide by 14' tall overhead garage door. The property is not currently being grazed for cattle so it is full of grass and ready for a new owner!

Clampitt Lake 460 is one of three tracts being sold within 1.5 miles of each other. These tracts total +/- 685 acres. To schedule a showing of any one of these tracts, contact Legendary Land Company today!

Location:

- *Elmore City - 2 miles
- *Oklahoma City - 65 miles
- *DFW - 156 miles

Access:

- *Paved frontage along the east and west boundary, and gravel road frontage along the north boundary.

Water:

- * +/- 8 Acre Lake
- * Nearly 1/2 mile of frontage of Rock Creek
- * 8 ponds scattered throughout the property

Utilities:

- *Water well
- *Electric Meter and power along the county roads on the east and west boundary of the property.

Climate:

- *Approximately +/-38.1 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Waterfowl
- *Dove
- *Wild Hogs



Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- * Multiple large drainages on both the east and west sides of the property move water and create wildlife corridors.
- *Gently rolling with elevation ranging from 910' to 1020'.

Improvements:

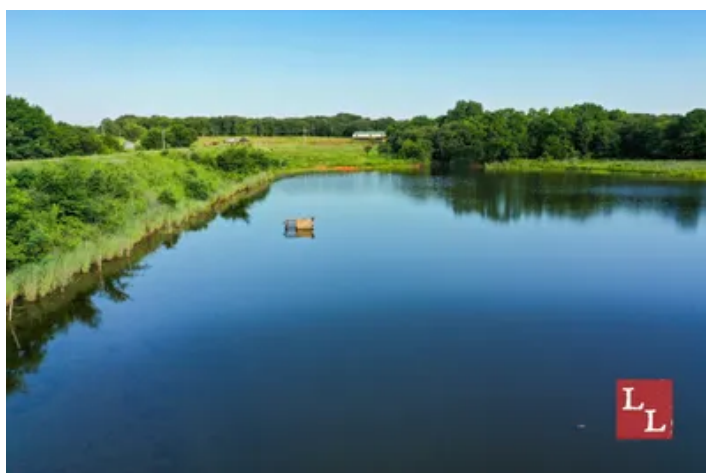
- *Metal Sided 40x60 Shop with 12x14 Door
- *Working Pens

If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

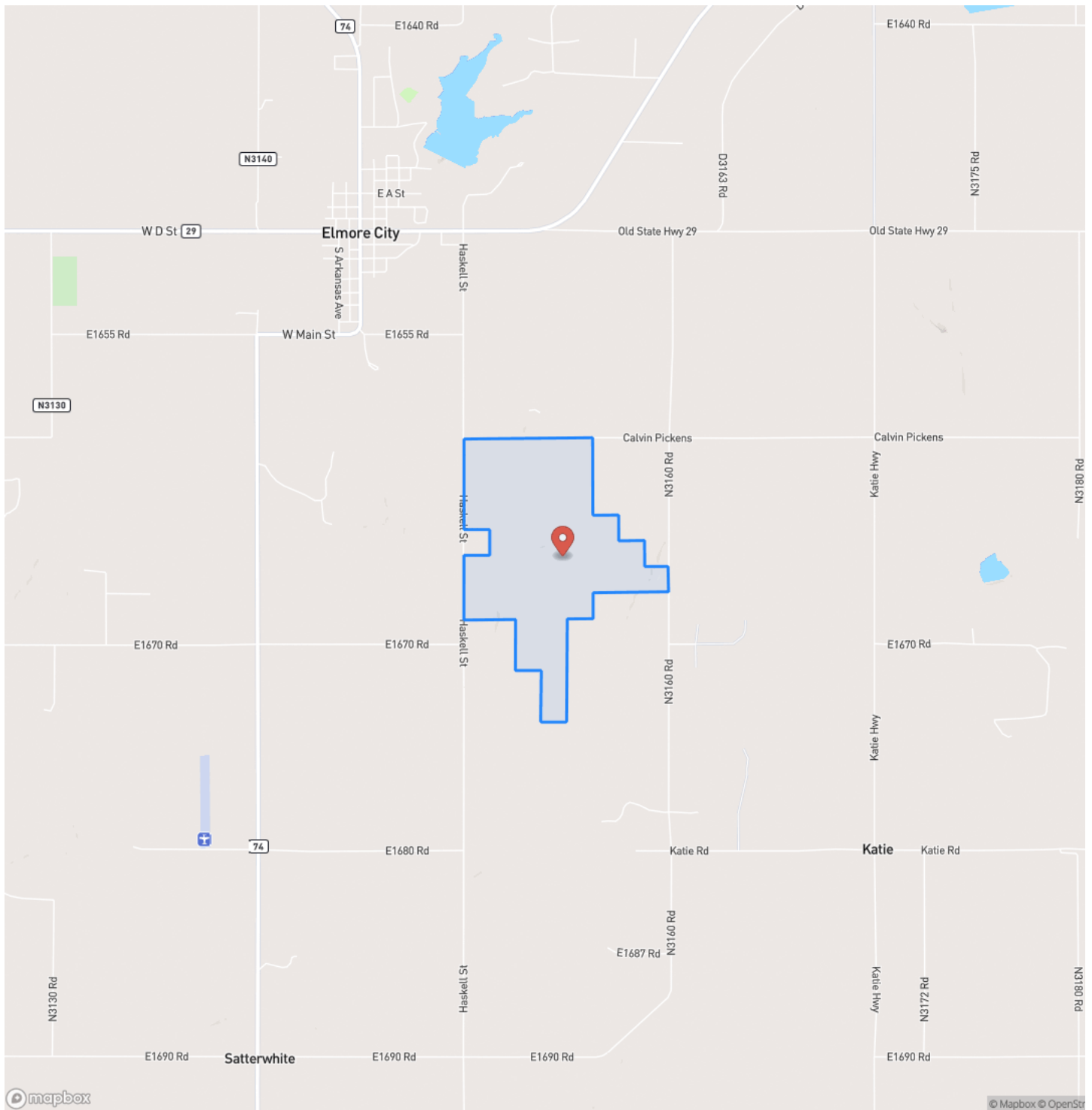
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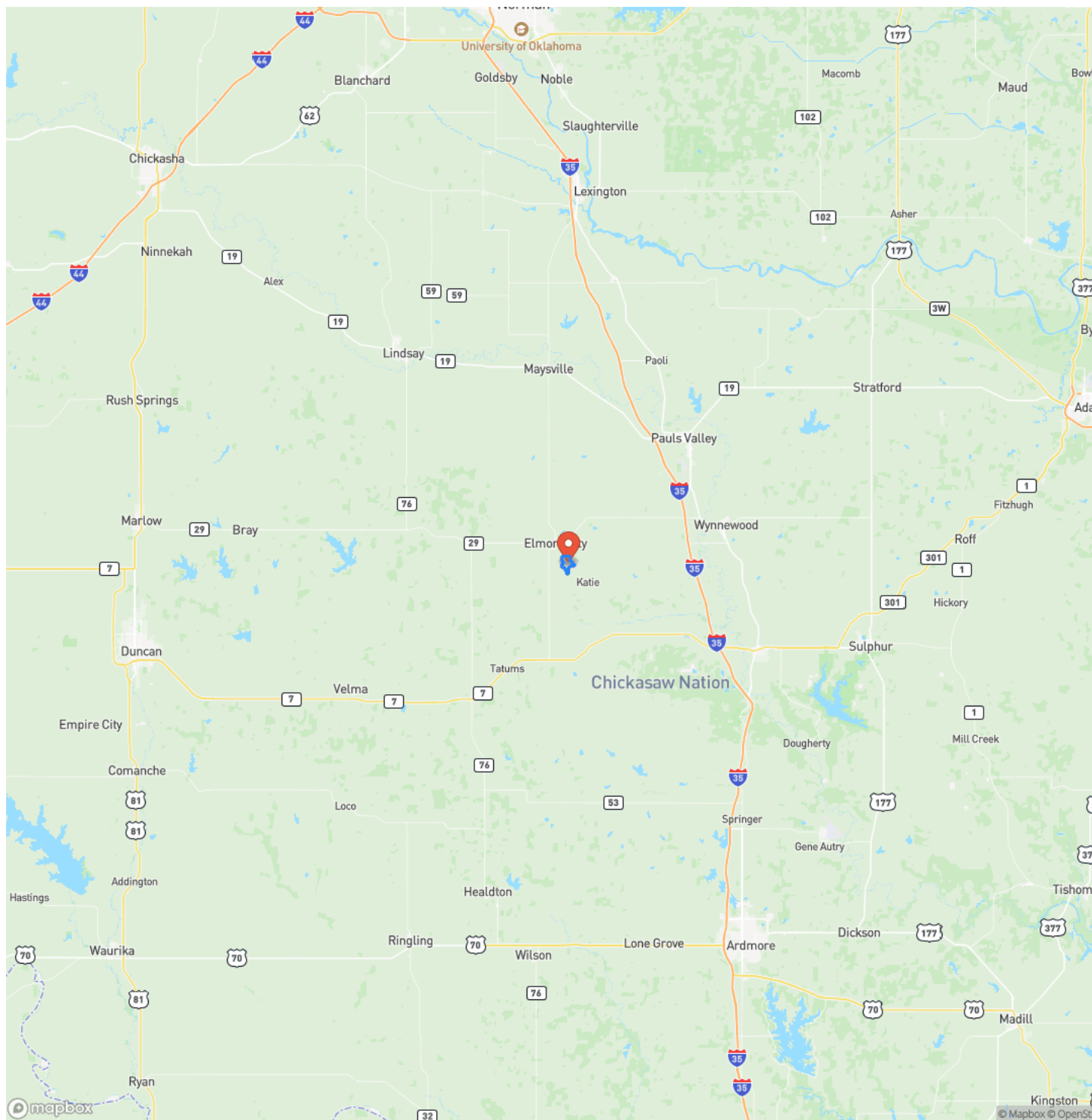
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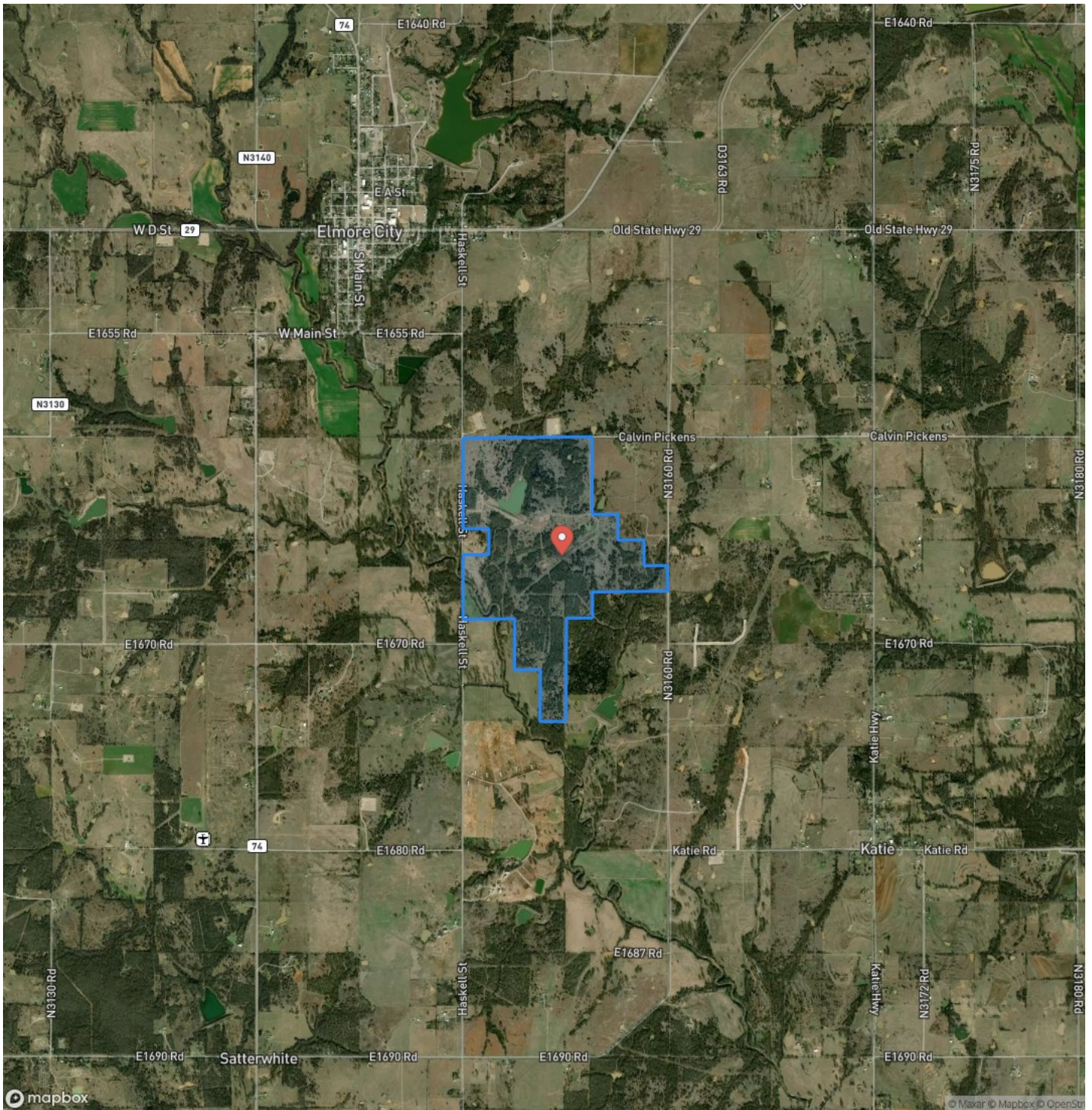
Locator Map



Locator Map



Satellite Map



Clampitt Lake 460
Elmore City, OK / Garvin County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dan Ward

Mobile

(405) 206-0914

Office

(405) 206-0914

Email

dan@Legendary.Land

Address

10904 NW 26th St.

City / State / Zip

NOTES



MORE INFO ONLINE:

http://legendary.land

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http://legendary.land

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Legendary Land Co
1021 Regal Rd
Yukon, OK 73099
(405) 206-0914
<http://legendary.land>

