

Wynnewood 240
County Road 3320
Wynnewood, OK 73098

\$958,800
240± Acres
Garvin County



Wynnewood 240
Wynnewood, OK / Garvin County

SUMMARY

Address

County Road 3320

City, State Zip

Wynnewood, OK 73098

County

Garvin County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.661568 / -97.090117

Taxes (Annually)

250

Acreage

240

Price

\$958,800

Property Website

<https://legendary.land/property/wynnewood-240-garvin-oklahoma/84501/>



PROPERTY DESCRIPTION

The Wynnewood 240 is a beautiful property with rolling terrain, mixed hardwoods, and a variety of grasses. Located just 5 miles east of the town of Wynnewood and 1/4 mile off Hwy 29 on a country paved road is your opportunity for homesteading, agriculture, and excellent hunting. Upon entering the main gate on the west side, the road heads east up a slight incline to the highest point on the property. The terrain then starts to drop off affording a stunning view! Just east of the highest ridge would be a fantastic place to build a home that would be near the main road but secluded from the view of that road. There is also an amazing vantage point from this location as shown in the "Panoramic View" video. As the terrain falls to the east it transitions from mixed grasses to thick post oak timber with great deer habitat. Surrounding neighbors also have similarly wooded properties that provide extended habitat for the wildlife to range.

Near the center of the property is the largest pond, complimented by a picnic & camping area. This includes a firepit, electric service with 110v plugs, and a 30 amp RV plug all under a refreshing wooded canopy overlooking the pond. Towards the southeast corner of the property is a drainage that captures runoff water from this property and the adjacent land to the east. This location looks very favorable to build a nice 2-5 acre pond. There might also be some possibility to put in a small duck impoundment below a new pond and use the water from the pond to flood it. With ample ponds and watershed lakes throughout this region, there are quite a few migrating ducks in the fall.

Overall this would make a great place to live full-time or as a family getaway where memories can be made and great times together can be shared!

Location:

- *Wynnewood, OK - 5 miles
- *I-35 - 9 miles
- *Texas State Line - 70 miles
- *Oklahoma City - 71 miles
- *DFW - 125 miles

Access:

- *3/4 mile of paved county road frontage (N3320 Rd) along the West boundary
- *1/2 mile of gravel county road frontage (E1620 Rd) along the North boundary
- *Only 1/4 mile from paved State Highway 29 and 7 miles from Interstate 35

Water:

- *Five ponds
- *Seasonal creek drainages
- *Excellent locations to build new ponds or small lakes

Utilities:

- *Rural water line available at road frontage
- *Electric Meter on site

Climate:

- *Approximately +/- 38 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Waterfowl



- *Dove
- *Wild Hogs

Fishing:

- *Bass
- *Bluegill

Terrain:

- *Rolling terrain with elevation ranging from 1,000' to 1,070'
- *Thick native grasses and healthy crosstimbers habitat
- *Post oak and blackjack oak forests
- *Excellent deer and turkey hunting and an opportunity for planting a dove field

Improvements:

- *Fenced

Equipment:

- *NA

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

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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

10904 NW 26th St.

City / State / Zip

NOTES

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