

Garvin County 160 with 160 acres of Mineral Interests
000 State Highway 74
Maysville, OK 73057

\$640,000
160± Acres
McClain County



Garvin County 160 with 160 acres of Mineral Interests Maysville, OK / McClain County

SUMMARY

Address

000 State Highway 74

City, State Zip

Maysville, OK 73057

County

McClain County

Type

Hunting Land, Farms, Ranches, Recreational Land, Undeveloped Land, Timberland, Business Opportunity

Latitude / Longitude

34.801 / -97.4099

Acreage

160

Price

\$640,000

Property Website

<https://greatplainslandcompany.com/detail/garvin-county-160-with-160-acres-of-mineral-interests-mcclain-oklahoma/91495/>



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PROPERTY DESCRIPTION

The Garvin County 160 is a stunning 160-acre property located just south of Maysville, Oklahoma, offering a rare combination of natural beauty, functionality, and accessibility. In addition to the surface rights, this property also **includes 160 acres of mineral rights**, adding long-term value and investment potential for future oil, gas, or other mineral development opportunities.

With its rolling hills, hardwood timber, and open native grasses, the land is perfectly suited for hunting, recreation, ranching, or simply enjoying as a private getaway. The terrain is diverse and visually appealing, featuring timbered bottoms filled with mature pecan, walnut, and oak trees that provide shade, cover, and beautiful seasonal color. From the vibrant greens of spring to the golden tones of fall, the property showcases year-round beauty and charm.

Wildlife is abundant, with strong populations of whitetail deer, turkey, quail, and wild pigs thriving throughout the mix of native grasses, wooded draws, and natural bedding areas. For hunters, the opportunity is outstanding; for outdoor enthusiasts, it's a peaceful and scenic place to explore and enjoy.

Water is another highlight, with nearly two acres of surface water spread across four ponds and a seasonal creek that flows during wetter months. These water features enhance both the property's appearance and utility, offering reliable livestock water, excellent fishing spots, and tranquil areas for relaxation.

Accessibility is excellent, with a half mile of frontage along Highway 74. The property is easy to reach yet feels private and secluded once inside. It's located just minutes from Pauls Valley and Interstate 35, providing convenient travel to nearby towns and cities.

Improvements include a sturdy 50-by-30 barn ideal for equipment or storage and an internal road system that allows easy access to all areas of the property.

Altogether, the **The Garvin County 160** stands out as a premier opportunity in southern Oklahoma—a property that combines natural beauty, functionality, mineral ownership, and a great location into one exceptional package.

11 miles from Interstate 35 (exit 72)

12 miles from Pauls Valley, Ok

29 miles from Norman, Ok

47 miles from the Oklahoma City Metropolitan Area

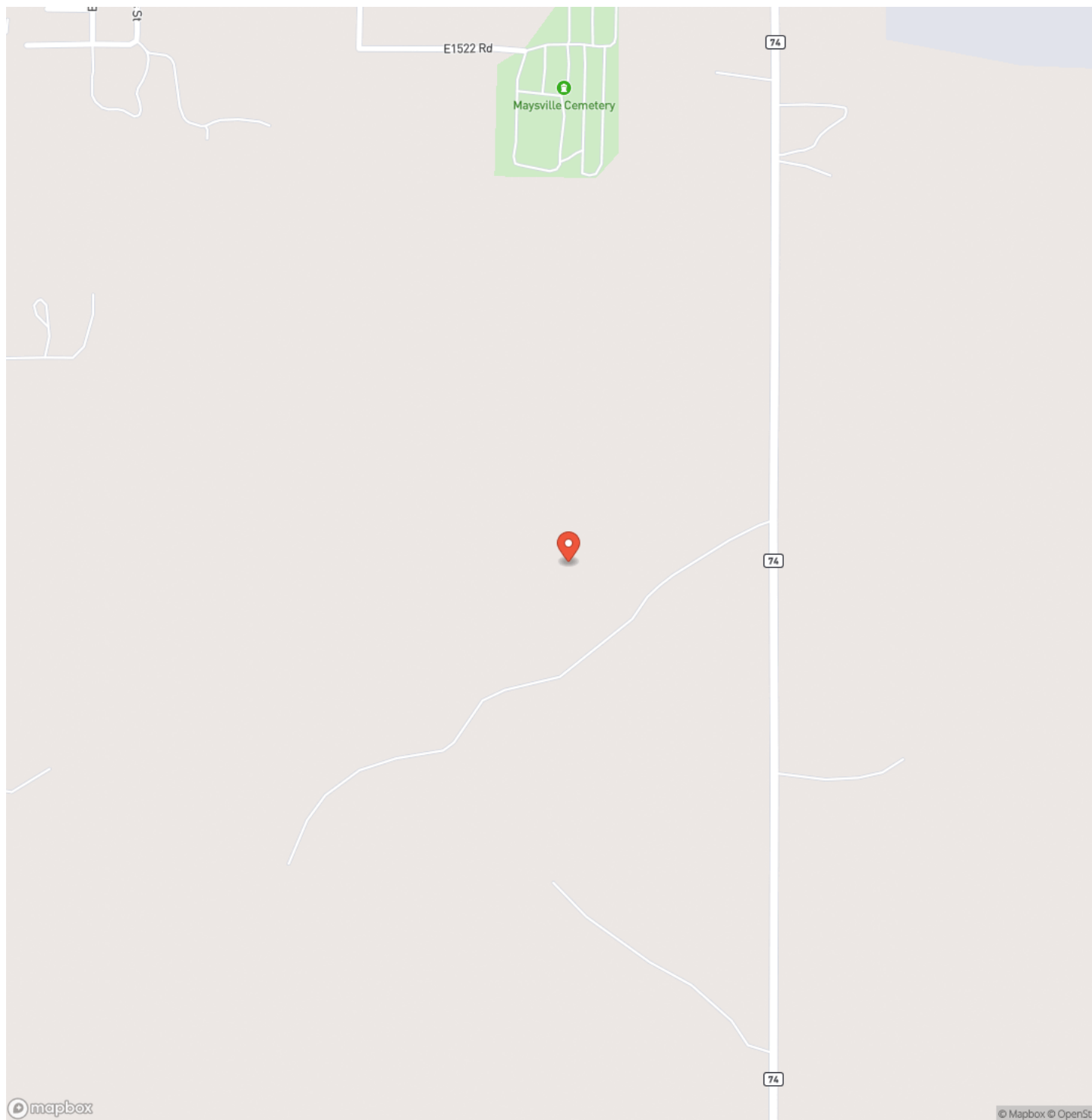
120 miles from the Dallas/Fort Worth Metro Plex

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.

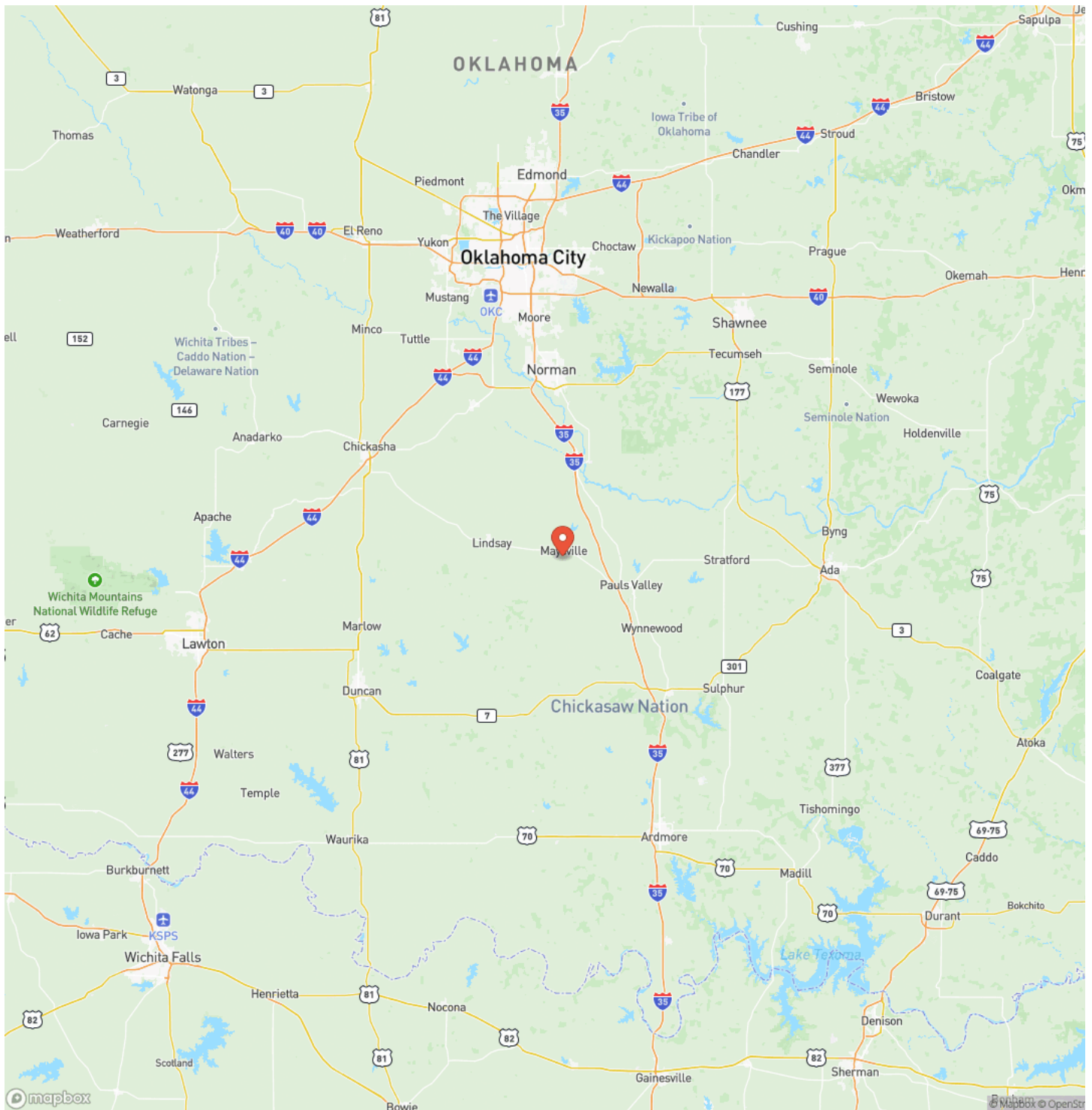
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Locator Map



Locator Map



Satellite Map



**Garvin County 160 with 160 acres of Mineral Interests
Maysville, OK / McClain County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Pearcy

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(405) 545-0985

Email

trey@greatplains.land

Address

200 S. Broadway Ave.

City / State / Zip

NOTES

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This image shows a full page of blank, lined paper. It features approximately 20 horizontal black lines spaced evenly apart, typical of notebook paper. The lines extend across the entire width of the page, leaving small margins at the top and bottom. There are no vertical lines or other markings present.



MORE INFO ONLINE:
greatplainslandcompany.com

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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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