

Thunder Ridge Ranch at Gibson Lake
43244 E County Rd 1500
Byars, OK 74831

460± Acres
Garvin County



Thunder Ridge Ranch at Gibson Lake Byars, OK / Garvin County

SUMMARY

Address

43244 E County Rd 1500 null

City, State Zip

Byars, OK 74831

County

Garvin County

Type

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

Latitude / Longitude

34.8338 / -97.0871

Dwelling Square Feet

6,500

Bedrooms / Bathrooms

5 / 4

Acreage

460

Property Website

<https://greatplainslandcompany.com/detail/thunder-ridge-ranch-at-gibson-lake/garvin/oklahoma/112574/>



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PROPERTY DESCRIPTION

Thunder Ridge Ranch at Gibson Lake

Sealed Bid Auction- bids will be accepted from July 23rd, 2026 through August 28th, 2026

This 460-acre property sits in Garvin County, a short drive from Pauls Valley. It's a quiet stretch of land suited for raising animals, fishing, hunting, or spending time outdoors with family. The size and layout of the property give it room for a lot of different uses, whether that means running livestock, managing wildlife, or just having space to be outside.

At the center of the property is a custom-built home, 6,500+/- square feet, that has been completely remodeled. It has 5 bedrooms (plus an optional bonus room), 3 full bathrooms, and 2 half bathrooms. The house has large windows throughout, so you can see the land from inside - deer moving through the trees in the early morning, or the sun going down over the lake in the evening. The layout gives you separate areas for gathering with people and for having your own space, and there's enough room to comfortably fit a large family or regular guests.

Water is a major part of this property. There's a private 60-acre lake with a boat ramp, so getting a boat in the water is simple. Add in the surrounding ponds, and there's close to 70 acres of water on the property in total. The lake and ponds are stocked with bass, crappie, perch, and catfish, which makes this a good setup for anyone who fishes regularly or just wants water access nearby.

The land itself is built to handle livestock. New perimeter and cross-fencing runs through the property, making it possible to separate pastures and manage animals in different sections. Two permanent corral systems are already set up and ready to use. For storage and shelter, there are two barns that can hold hay, equipment, or animals, along with five granaries for feed. An extensive trail system runs through the property as well, which works well for ATV riding, hiking, or riding horses across different parts of the land.

Wooded sections of the property are home to deer, turkey, quail, and wild pigs, so there's consistent wildlife on the land for anyone interested in hunting or simply watching animals move through the property.

Property details:

- 460 acres in Garvin County, Oklahoma
- 6,500+/- sq ft custom home, completely remodeled
- 5 bedrooms (optional 6th), 3 full bathrooms, 2 half bathrooms
- Private 60-acre lake with boat ramp, plus ponds (about 70 acres of water total)
- Lake and ponds stocked with bass, crappie, perch, and catfish
- New perimeter and cross-fencing
- 2 corrals, 2 barns, and 5 granaries
- Extensive trail system for ATVs, hiking, and riding
- Habitat for deer, turkey, quail, and wild pigs

This property could work as a full-time residence, a place to visit on weekends, or a working ranch. The mix of house, water, land, and wildlife gives it options for a lot of different lifestyles, whether that's running cattle, spending weekends fishing, hunting through the fall, or just having a large piece of land to call your own.

Location:

- 2 hours from Dallas/Fort Worth
- 50 minutes from Oklahoma City
- 14 minutes from Interstate 35 (Exit 79)
- 12 minutes from Pauls Valley, OK

To schedule a showing, contact Trey Percy with Great Plains Land Company at [\(405\) 545-0985](tel:4055450985).



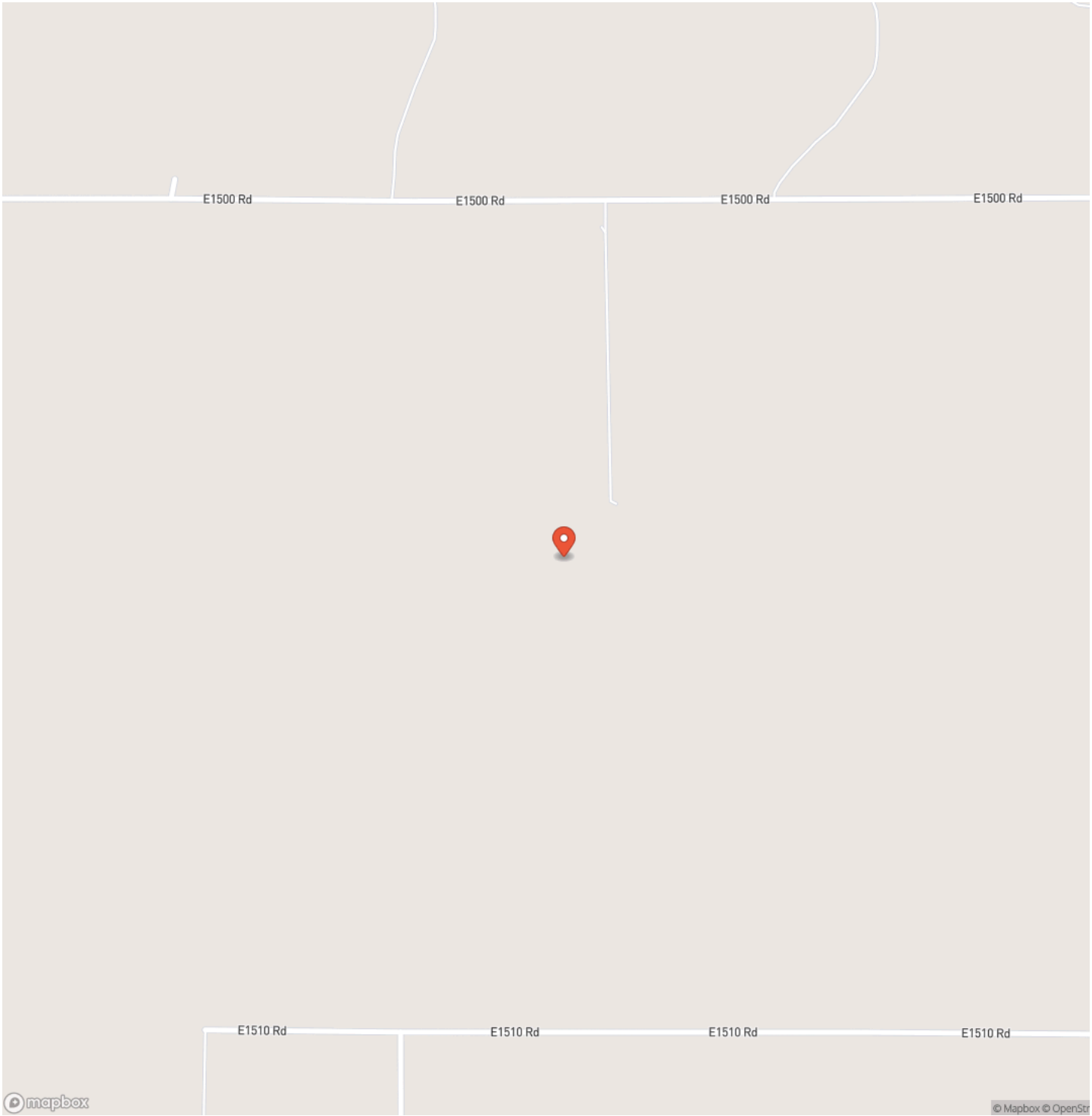
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole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



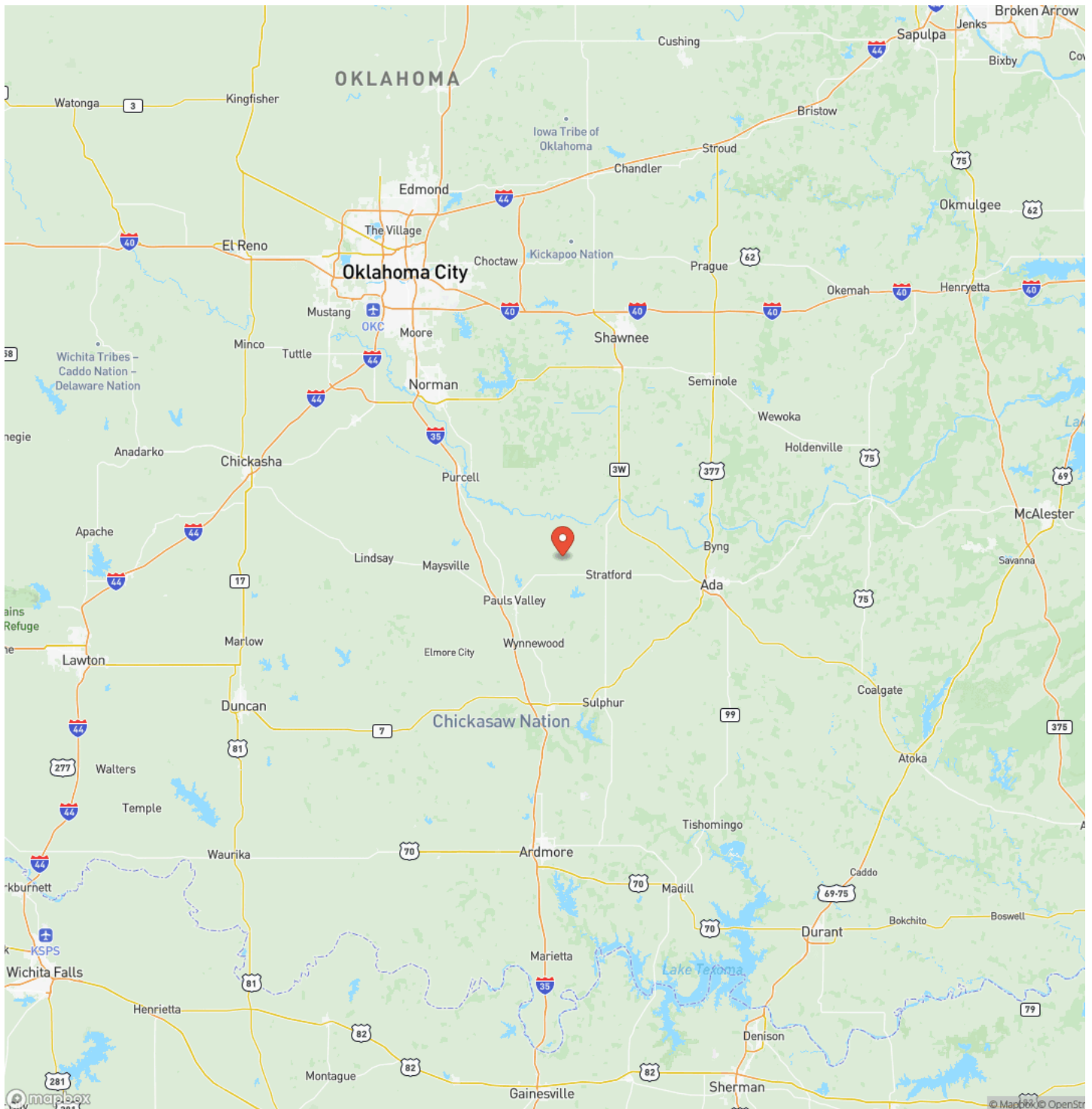
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Byars, OK / Garvin County



Locator Map



Locator Map



GREAT PLAINS

LAND CO.

Satellite Map



Thunder Ridge Ranch at Gibson Lake
Byars, OK / Garvin County

LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Percy

Mobile

(405) 545-0985

Email

trey@greatplains.land

Address

200 S. Broadway Ave.

City / State / Zip

Hinton, OK 73047

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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