

Gibson Lake Ranch- Garvin County Oklahoma
43244 E County Road 1500
Byars, OK 74831

\$2,800,000
460± Acres
Garvin County



Gibson Lake Ranch- Garvin County Oklahoma
Byars, OK / Garvin County

SUMMARY

Address

43244 E County Road 1500

City, State Zip

Byars, OK 74831

County

Garvin County

Type

Ranches, Farms, Hunting Land, Single Family, Recreational Land, Residential Property, Lakefront, Horse Property

Latitude / Longitude

34.8338 / -97.0871

Dwelling Square Feet

6500

Bedrooms / Bathrooms

5 / 4

Acreage

460

Price

\$2,800,000

Property Website

<https://greatplainslandcompany.com/detail/gibson-lake-ranch-garvin-county-oklahoma-garvin-oklahoma/87595/>



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PROPERTY DESCRIPTION

Welcome to the Gibson Lake Ranch, one of the most amazing ranches in all of Oklahoma! This huge 460-acre property is located in Garvin County, just a short drive from Pauls Valley. It's a quiet and peaceful place where you can enjoy the great outdoors, raise animals, fish, hunt, or simply relax with your family and friends. If you've ever dreamed of owning a large piece of land with a beautiful home, this could be the perfect place for you.

At the center of the ranch is a big custom-built home that is 6,500+/- square feet. It has 5 bedrooms, with optional bonus room and 3 full bathrooms, 2 half bathrooms and is full of character and charm. The house was designed to be both comfortable and useful. The living spaces are open and roomy, with big windows that let you see the land all around. You can watch the sunrise, see deer walking through the trees, or enjoy the sunset over the lake. It's the perfect mix of cozy and classy.

One of the best things about this ranch is the water. There's a private 60-acre lake on the property. In total, there are almost 70 acres of water when you count the ponds and the lake together. These waters are stocked with bass, crappie, perch, and catfish. Whether you love fishing or just like being near the water, this ranch makes it easy to enjoy.

The land is great for many things. It's fully fenced around the perimeter and also has cross-fencing, which helps you separate different parts of the land. These features make great for managing livestock. There are also two permanent corral systems on the property. You'll also find two barns in total that can be used for hay, equipment, or shelter for animals. There are also five granaries that can be used for storing feed. Everything is well cared for and ready to use.

Wildlife is everywhere on this property. There are thick wooded areas where deer, turkey, quail, and wild pigs live. If you like hunting or just watching animals in nature, this ranch is a dream come true. The land is also great for riding ATVs, hiking, or camping with friends and family.

Here's a quick look at what this amazing property includes:

- 460 acres of beautiful land in Garvin County
- 6,500 square foot custom-built home
- 5 bedrooms, optional 6th bedroom and 3 bathrooms, 2 half bathrooms
- Private 60-acre lake + multiple ponds (almost 70 acres of water total)
- Lakes and ponds stocked with bass, crappie, perch, and catfish
- Strong perimeter and cross-fencing for livestock
- 2 corrals and 4 barns for animals and storage
- Great habitat for deer, turkey, quail, and wild pigs
- Peaceful, private setting with amazing views

This ranch offers so much. It's a great place to live full-time or use as a weekend retreat. You can enjoy quiet mornings, fun afternoons outside, and relaxing evenings by the water. Whether you want to start a ranch, go fishing and hunting, or just enjoy country life, this property has everything you need.

Don't miss out on this one-of-a-kind chance to own a large and special piece of Oklahoma. It's a place where memories are made and the great outdoors is right in your backyard. To schedule a private showing contact Trey Percy with Great Plains Land Company at [\(405\) 545-0985](tel:405-545-0985)

2 hours from Dallas/ Fort Worth Metro



50 minutes from Oklahoma City Metro

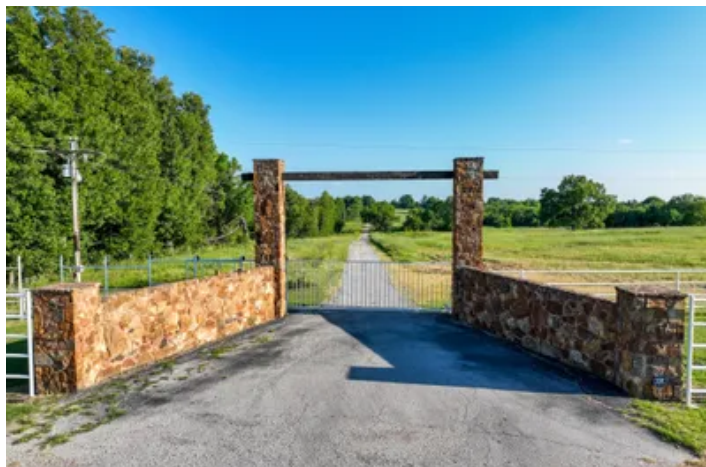
14 minutes from Interstate 35 (Exit 79)

12 minutes from Pauls Valley, Ok

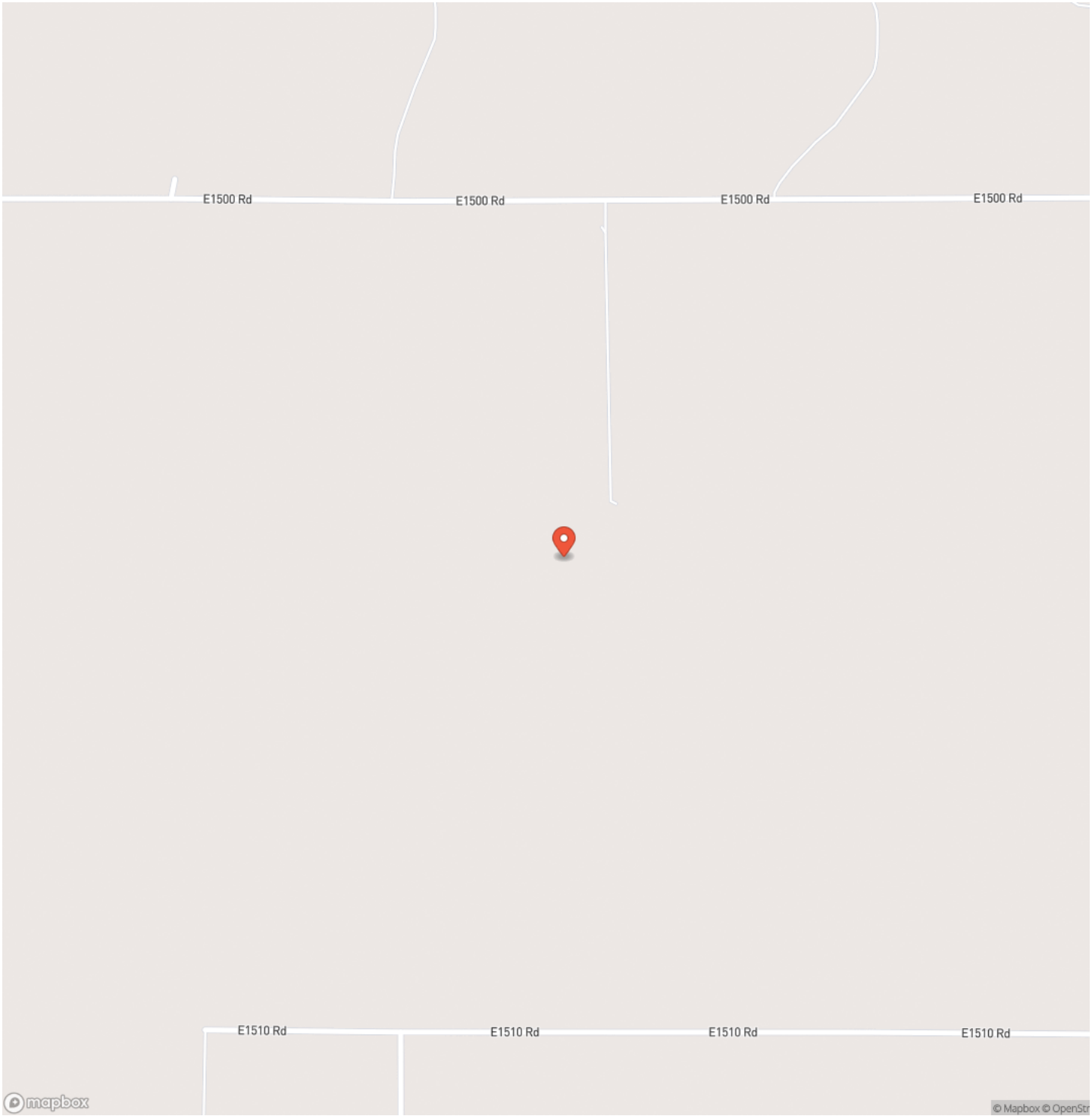
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



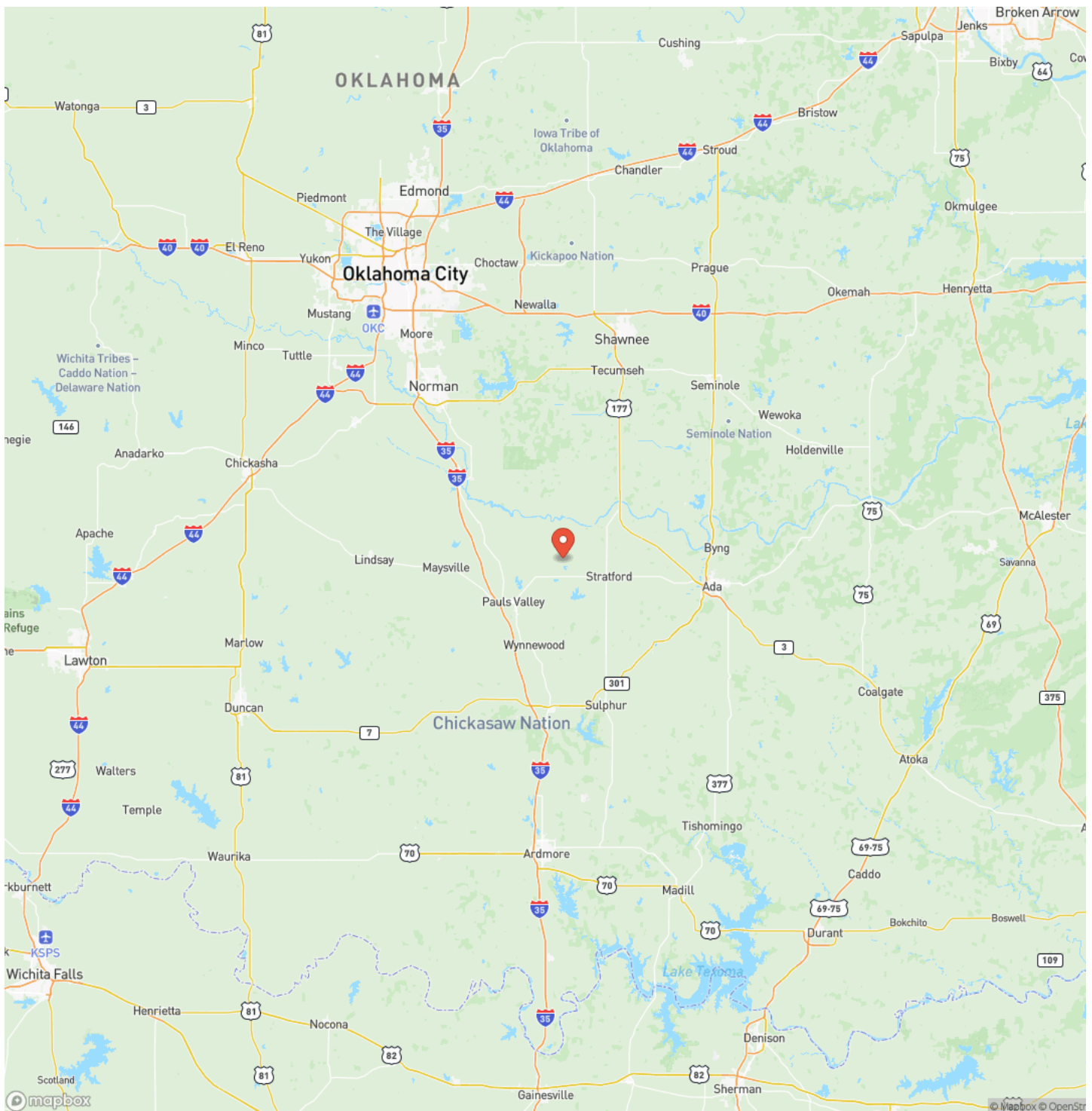
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Locator Map



Locator Map



Satellite Map



Gibson Lake Ranch- Garvin County Oklahoma
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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

NOTES

This image shows a blank 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.

This image shows a full page of a blank sheet of 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 on the paper.



MORE INFO ONLINE:
greatplainslandcompany.com

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