

MIDWEST LAND GROUP PRESENTS

111 ACRES IN

GARVIN COUNTY OKLAHOMA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

111 +/- ACRES OF BERMUDA, TREES, DEER AND HOGS

A true combination farm has just hit the market! Farming and hunting are the perfect combination and a few of the options for this farm are grazing livestock, hay production, lease income, or even hunting. Located just north of Elmore City, in Garvin County, lies this incredible multi-purpose farm! The property offers excellent gravel road frontage and is only a half of a mile off of blacktop roads so access in any weather isn't a problem. The land itself consists of mainly bottom land with a beautiful creek line running through it. The bottoms are full of Bermuda and native grasses and

the wet weather creek offers an excellent water source during wet patterns, and in the dry months, it serves as the perfect place for wildlife to eat all the acorns and pecans that cover the creek bed. The creek line is full of oaks and huge, mature pecan trees as well. There are two ponds on the property that offer that much needed, reliable water source that livestock and wildlife need. There are tons of whitetail deer and wild hogs that frequent the area as well so if hunting is your thing, then this one is the perfect match. Come see this one in person and let your imagination run wild!



PROPERTY FEATURES

PRICE: **\$333,000** | COUNTY: **GARVIN** | STATE: **OKLAHOMA** | ACRES: **111**

- Whitetail deer and wild hogs
- Two ponds
- Acorns and pecans
- Mature timber
- Thick Bermuda
- Excellent road frontage
- 5 minutes north of Elmore City
- 50 minutes to Norman
- 1 hour 5 minutes to OKC
- 2 hours 15 minutes to Dallas



TWO PONDS



MATURE TIMBER



EXCELLENT ROAD FRONTAGE



THICK BERMUDA



ADDITIONAL PROPERTY PHOTOS



ADDITIONAL PROPERTY PHOTOS



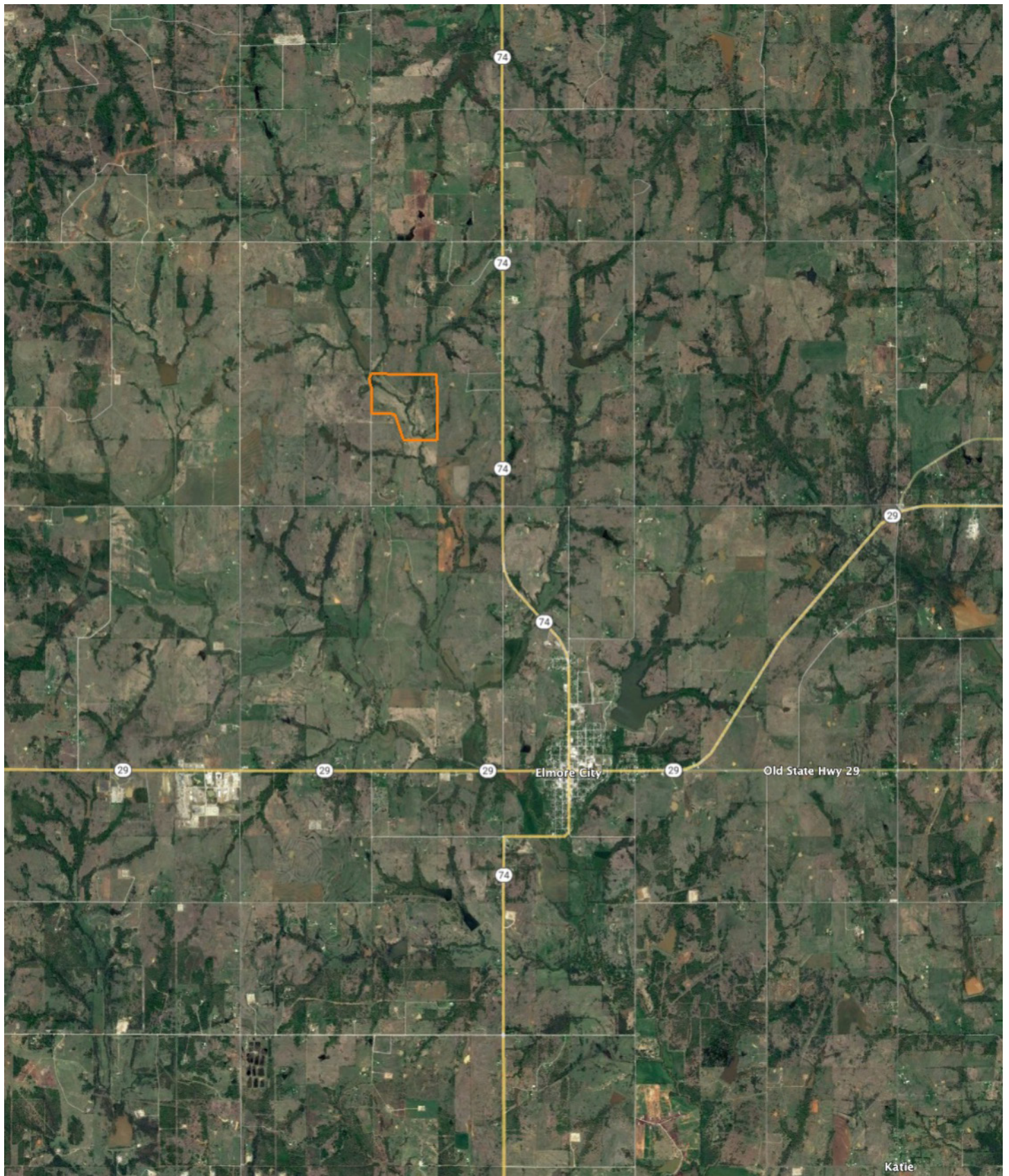
TRAIL CAM PICTURES



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Braden Pollard has a great passion for land and the outdoors, something his clients easily relate to. He's seen land use from all sorts of different angles, from being the landowner to negotiating with them. He'll have you covered no matter buying or selling, regardless of what you're looking to achieve. Braden was born and raised in Ardmore, Oklahoma, a city that sits 90 miles from both Oklahoma City and the Dallas-Ft. Worth metroplex. After graduating from Ardmore High School, he went to the University of Oklahoma in Norman, OK, where he received his bachelor's degree. He spent over 12 years in the oil and gas industry, working up the ladder as a landman, project manager, land manager, and manager of corporate development.

At Midwest Land Group, he's able to utilize his passion for land and the great outdoors, while connecting buyers to sellers and vice versa. A lover of the land, Braden has been a hunting guide for many years, guiding deer, turkey and waterfowl hunts in southern Oklahoma. When he's not working, you might find him golfing, hunting, or spending time outdoors and with his family. Braden serves as a little league coach for his kids, sits on the Canadian County United Way Board of Directors, has guided for Stuart Ranch Outfitters, and is a Certified Oklahoma Abstractor. He lives in Piedmont with his wife Renee, son Easton, and daughter Scotty.



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