

MIDWEST LAND GROUP PRESENTS



GARVIN COUNTY, OK

260 ACRES



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INCREDIBLE 260 +/- ACRE FARM WITH BIG WATER ONLY ONE HOUR FROM OKLAHOMA CITY

Looking for big acres, lots of water, incredible hunting, grazing potential, and much more with quick access to the Oklahoma City or Dallas area? Then look no further because this property offers just that. Located just a mile and a half northeast of Elmore City, in Garvin County, lies this incredible 260 +/- acre property! Only one hour from Oklahoma City and two hours from Dallas, this property is the perfect place to have those quick weekend getaways to go camping, hunting, and fishing. The access to this property is ideal by offering Highway 29 road frontage on the south side and also offering paved road frontage to the north on East County Road 1630. Upon pulling up to the gate of this property, you will notice the nice pipe entryway that funnels you onto the gravel road that leads across the property. As you drive across the property, you will see the beautiful hardwoods that offer incredible cover for the wildlife in the area. Sprinkled throughout the timber are perfectly placed, natural clearings that would be ideal food plot locations. The mature timber around these clearings

are the perfect contenders to hang a stand on, yet most of the clearings are big enough for your favorite tower blind as well. As you continue down the trail, it will lead you to an area that houses over 7 acres of water! This beautiful pond is surrounded by hardwoods and is completely secluded. This area alone offers so many diverse opportunities like camping, fishing, boating, hiking, hunting, and anything else you can dream of. As you head west across the property, you will notice larger areas of pasture that are great grazing areas if you prefer to have livestock. The pasture is comprised of native grasses, and it even offers the opportunity for some hay production as well. Good fencing runs around the property as this farm was previously used in cattle production. Aside from the 7-acre pond, there are 3 more ponds on the property that serve as great water sources for livestock and wildlife as well. This property is truly the perfect combo farm with a huge recreational and hunting upside. Give Kyle Schroder a call at (405) 833-6555 to schedule your private showing.



PROPERTY FEATURES

PRICE: **\$884,000** | COUNTY: **GARVIN** | STATE: **OKLAHOMA** | ACRES: **260**

- 7-acre pond
- Hardwoods
- Highway and paved road frontage
- 4 ponds
- Grazing potential
- Whitetail deer and wild pigs
- 5 minutes to Elmore City
- 15 minutes to I-35
- 1 hour to OKC
- 2 hours to Dallas

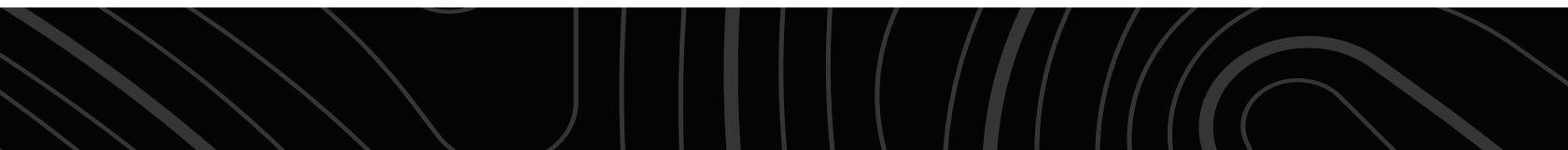


260 +/- ACRES



7- ACRE LAKE

This beautiful pond is surrounded by hardwoods and is completely secluded. This area alone offers so many diverse opportunities like camping, fishing, boating, hiking, hunting, and anything else you can dream of.



PIPE ENTRANCE



DEER & PIG SIGN



TIMBER/PASTURE MIX

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AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

If there's one person who was raised to love and respect the land, it's Kyle Schroder. Born in Okarche, Oklahoma, and a graduate of Okarche High School, Kyle stands as a third-generation farmer of wheat, hay, and cattle. He attended Oklahoma State University, where he majored in Agricultural Education, and has run a cow/calf operation with his father for quite some time. This experience has provided him with the vast knowledge of stocker cattle operations, as well how to maintain tillable ground and pasture.

This former career firefighter and farmer has an undeniable passion for land. When you work with Kyle, there will be no doubt in your mind that he shares this love with all of his clients, no matter if they're buying or selling. Thanks to his background and connections, he'll be able to connect you with all the right resources to ensure the land is reaching its full potential – from soil management and crop production to food plots and habitat management.

An avid hunter since he was a teen, Kyle enjoys hunting dove, pheasant, turkey, deer, ducks and geese. When he's not farming, hunting, or spending time at the lake, he loves to look at new properties and envision their potential. Kyle is an active member of his church and lives in Okarche, OK, with his wife, Katie, and daughters, Grace and Madelyn.



KYLE SCHRODER,

LAND AGENT

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