

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

# LOVE COUNTY OKLAHOMA



5148 ENVILLE ROAD, MARIETTA, OKLAHOMA 73448

MIDWEST LAND GROUP IS HONORED TO PRESENT

# RECREATIONAL GEM ON 40 +/- ACRES IN LOVE COUNTY, OKLAHOMA

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Just minutes outside of the beautiful and scenic Lake Murray State Park and bordering the expansive Hickory Creek WMA, you will find 40 +/- acres and a home built with a purpose. A home built for your forever, a legacy ready to be passed down. With recreational and hunting opportunities out of your back door, this is the destination.

## A Purpose

1,848 +/- square feet of purpose, that is what you will find when you walk in the front door. A home built on efficiency, ten-inch-thick exterior walls for maximum insulation, a geothermal heat pump, concrete cellar for safety. A new roof with hurricane-rated steel shingles and a 99-year warranty for peace of mind. The interior boasts three bedrooms and two and a half baths, and the master bath has a generous walk-in shower. New carpet in the bedrooms and fresh paint throughout the house. The kitchen features granite countertops and a bar leading into the family room where you will find a cozy fireplace and plenty of space. There is a 2 car garage to keep vehicles away from the elements. In addition to rural water supplied through SOWC you will find a water well. Located near the house, you will find a storage shed and a workshop with electricity.

## The Land

When you think of location, this is where you want to be. 40 +/- acres for you to explore, to hunt, to fish. The opportunities are endless, your own private retreat that some can only dream of. The fertile sandy soil promotes growth, bringing in wildlife and opportunities. The

property borders the Hickory Creek WMA, which offers 7,363 acres of public land full of wildlife that wanders onto the property, which creates excellent white-tail deer hunting opportunities. A half-acre pond provides you with opportunities to fish in private, away from the crowds. There are several trails throughout the property for ease of hiking or riding ATVs. Multiple areas for camping are located on the property as well.

## Proximity

The property could not be situated any better for those that love the outdoors. Only 15 minutes from Lake Murray State Park, which is the first, largest, and oldest state park in Oklahoma, covering 12,500 acres. The lake boasts crystal-clear water due to it being largely spring-fed, making it ideal for fishing, scuba diving, and boating. The property is also only 30 minutes from Lake Texoma, which is an 89,000-acre reservoir on the Oklahoma/Texas border, known as the "striper capital of the world". Texoma is a top destination for striped bass, as it is one of a few landlocked freshwater lakes where they naturally reproduce. When you think of access to major cities, you are only 1 hour and 45 minutes from DFW and 1 hour and 53 minutes from Oklahoma City, ideal for those who want to be away from it all but still have access to everything a major city has to offer. Whether you are looking for a permanent residence, or just a place to enjoy time away from the city, this is it. A home carefully crafted, situated on ideal acreage, this legacy built on years of hard work and determination is ready for the next chapter. Contact Clay Hart with Midwest Land Group for your private tour.

# PROPERTY FEATURES

COUNTY: **LOVE** | STATE: **OKLAHOMA** | ACRES: **40**

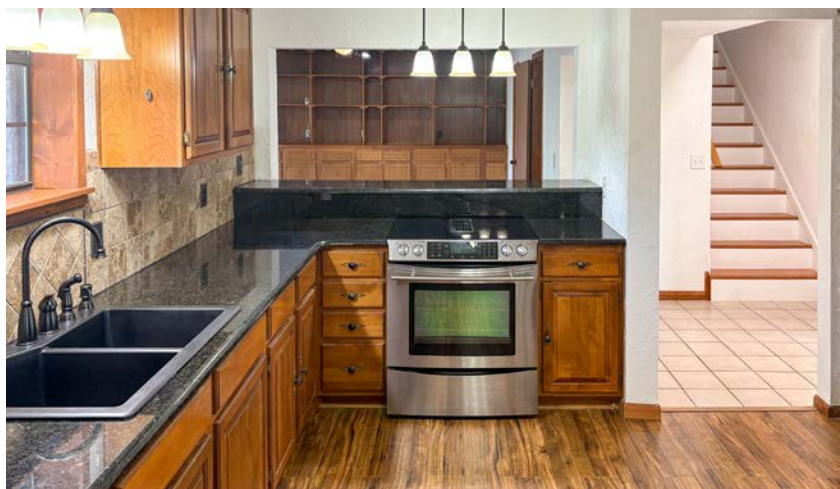
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- 40 +/- acres in Love County near Lake Murray
- Marietta Public Schools
- 1,848 +/- sq. ft. home built in 1991
- Solid 2x6 framing
- 3 bedrooms, 2.5 baths
- Walk-in shower in master bath
- 2 car garage
- New roof with hurricane-rated steel shingles and a 99-year warranty
- New water heater/ fresh paint throughout/new carpet
- Concrete storm cellar beneath home
- Highly efficient home with geothermal heat pump and 10" thick exterior walls
- Rural water through SOWC for the house
- Water well for watering and pool filling
- Storage shed
- Barn-style workshop
- Enville Volunteer Fire Department on the property
- Close proximity to two golf courses (including a championship 36-hole course)
- Property borders Hickory Creek WMA; 7,363 acres of public land
- Abundant wildlife
- 15 minutes to Lake Murray Marina
- 39 minutes to Lake Texoma Marina
- 30 minutes to Winstar
- 1 hour 45 minutes to DFW
- 1 hour 53 minutes to Oklahoma City



# 1,848 +/- SQ. FT. HOME BUILT IN 1991

The interior boasts three bedrooms and two and a half baths, and the master bath has a generous walk-in shower. New carpet in the bedrooms and fresh paint throughout the house.



# BARN-STYLE WORKSHOP

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## TRAILS THROUGHOUT THE PROPERTY

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# HUNTING & FISHING

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40 +/- acres for you to explore, to hunt, to fish. The property borders the Hickory Creek WMA, which offers 7,363 acres of public land full of wildlife that wanders onto the property, which creates excellent white-tail deer hunting opportunities. A half-acre pond provides you with opportunities to fish in private, away from the crowds.

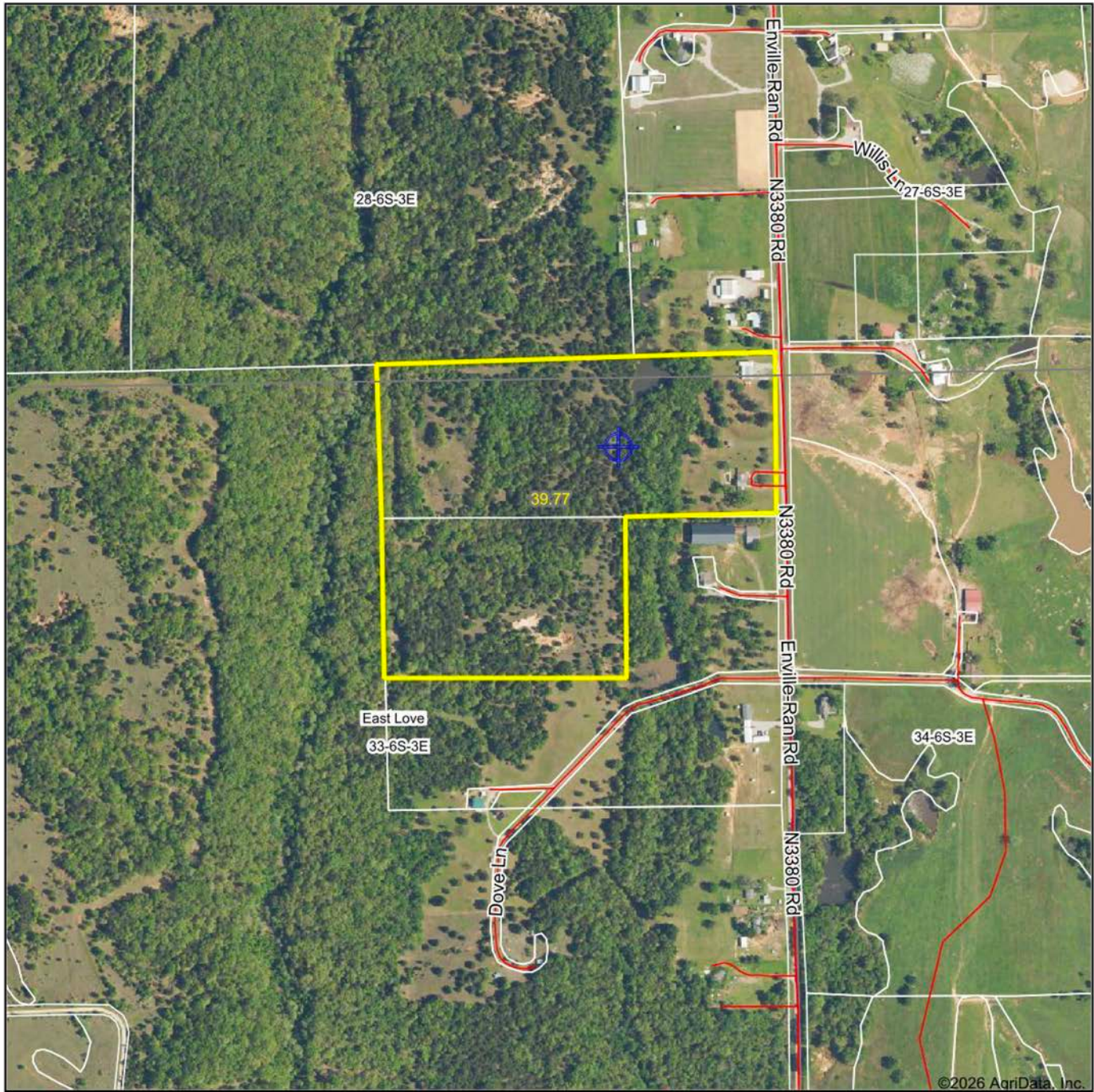


# TRAIL CAM PICTURES

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# AERIAL MAP



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Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 33° 59' 47.9, -96° 59' 24.26

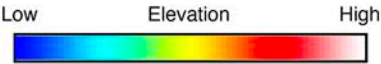
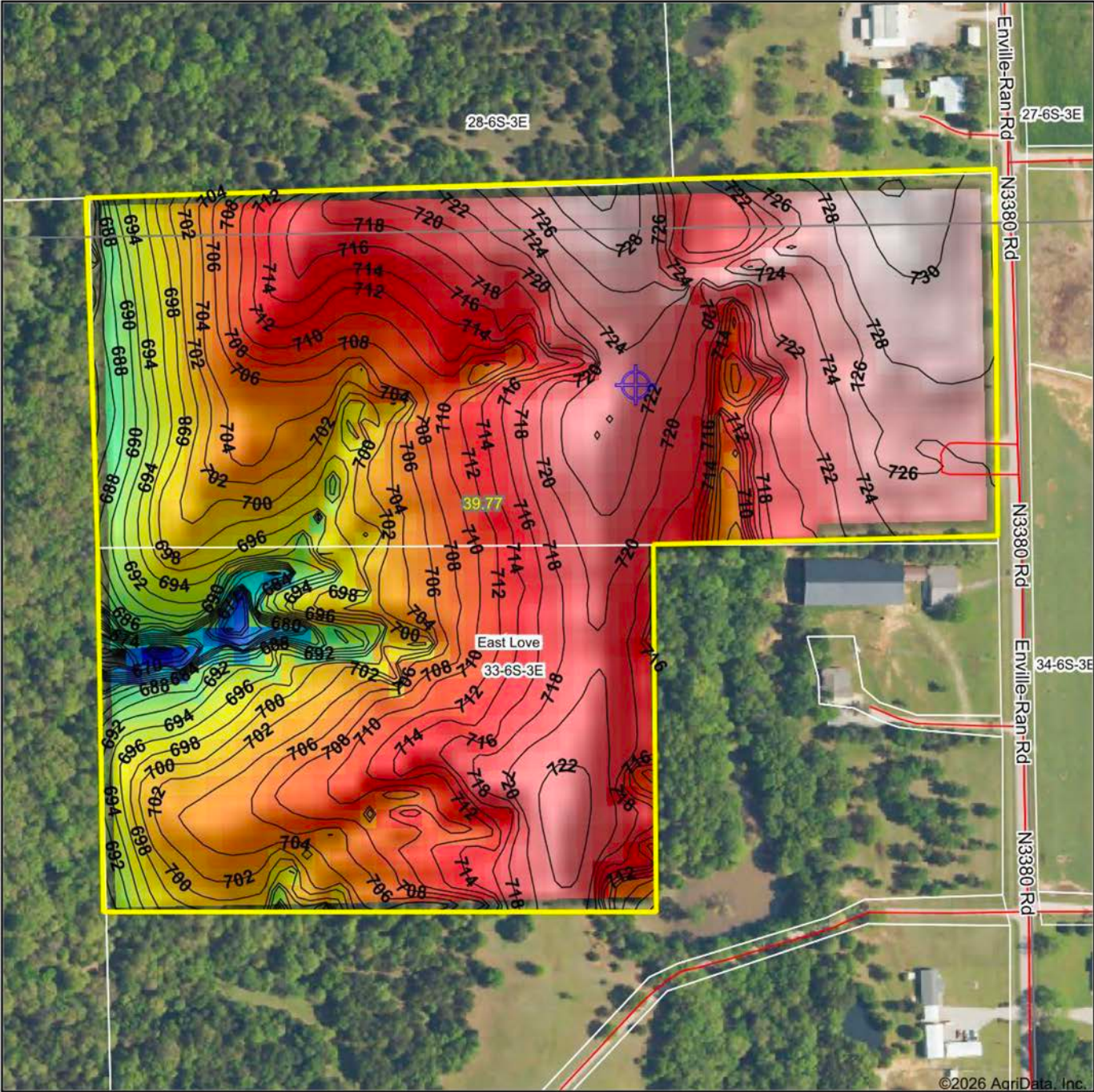
**33-6S-3E**  
**Love County**  
**Oklahoma**

0ft 640ft 1280ft



9/23/2026

# HILLSHADE MAP



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem  
Interval(ft): 2  
Min: 661.3  
Max: 731.7  
Range: 70.4  
Average: 711.5  
Standard Deviation: 12.43 ft

0ft 282ft 564ft

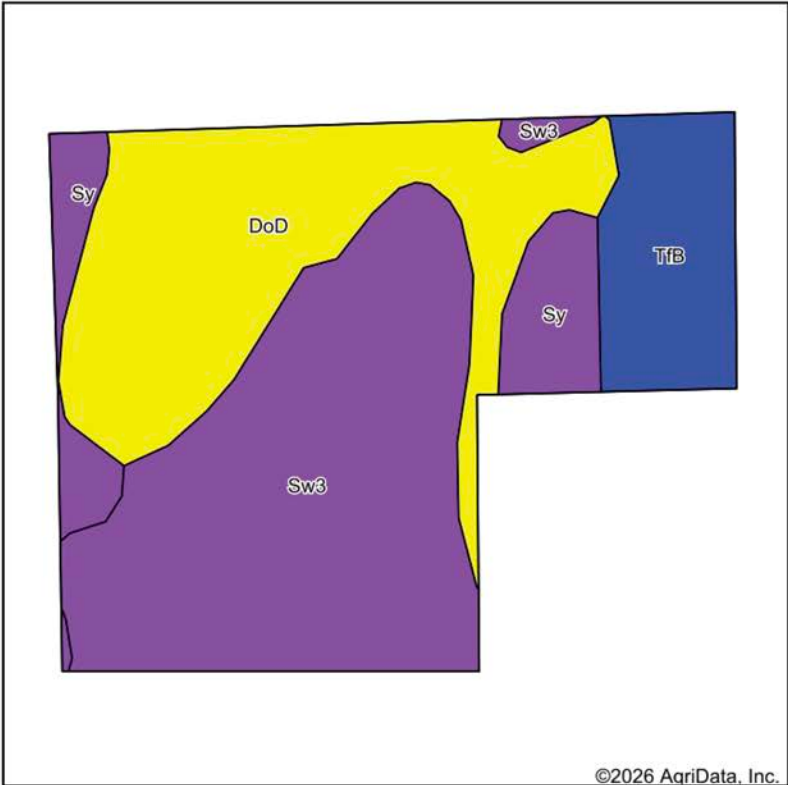


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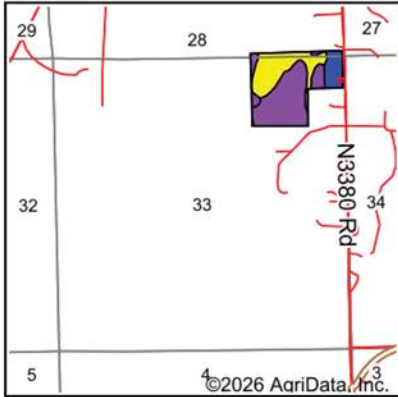
**33-6S-3E**  
**Love County**  
**Oklahoma**

Boundary Center: 33° 59' 47.9, -96° 59' 24.26

# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
County: **Love**  
Location: **33-6S-3E**  
Township: **East Love**  
Acres: **39.77**  
Date: **9/23/2026**



Maps Provided By:



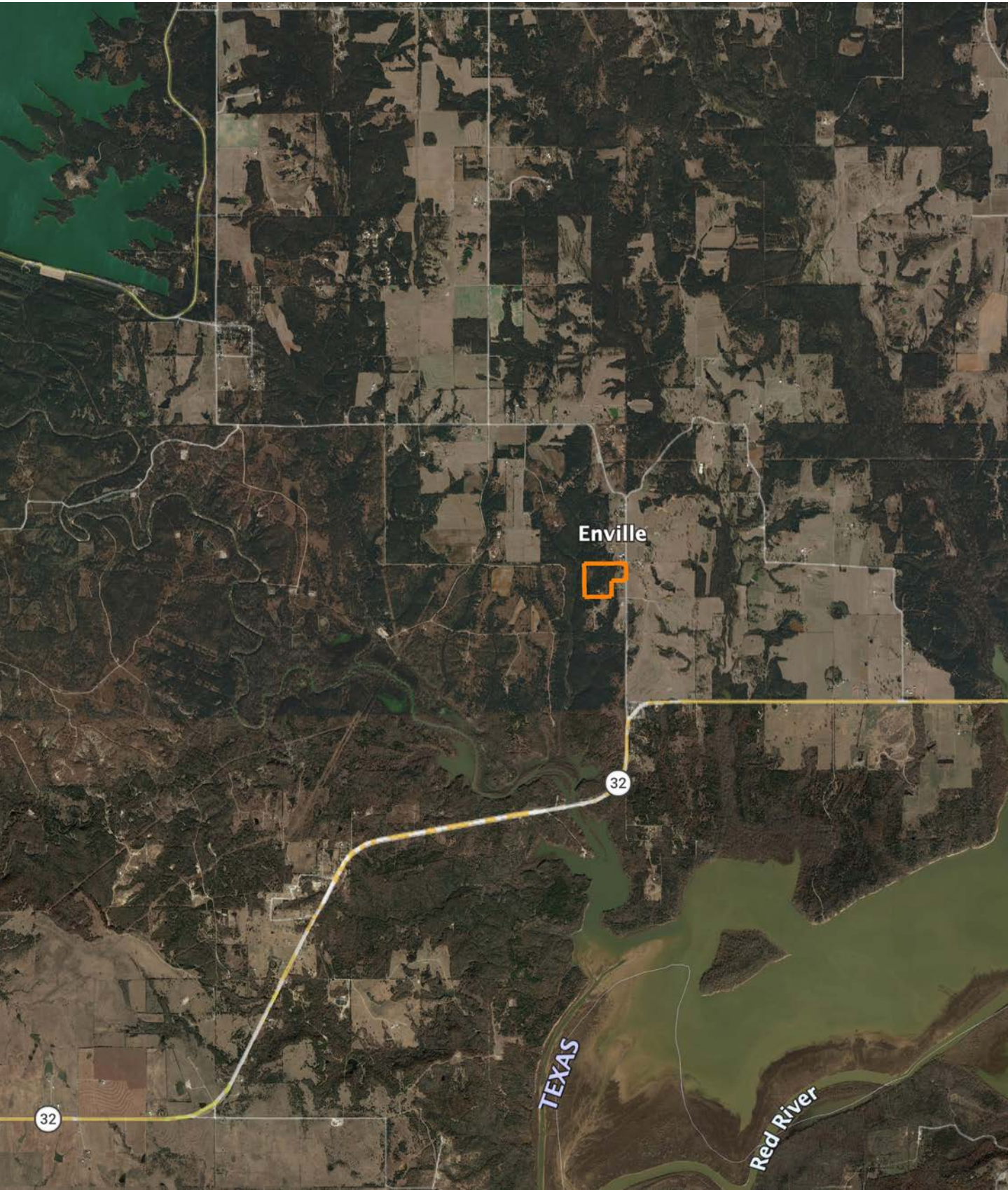
Area Symbol: OK085, Soil Area Version: 21

| Code             | Soil Description                                                              | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Range Production (lbs/acre/yr) | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Small Grains | *n NCCPI Soybeans | *n NCCPI Cotton |
|------------------|-------------------------------------------------------------------------------|-------|------------------|----------------------|------------------|--------------------------------|------------------|---------------|-----------------------|-------------------|-----------------|
| Sw3              | Weatherford-Windthorst-Konsil complex, 1 to 8 percent slopes, severely eroded | 18.02 | 45.3%            |                      | Vle              | 0                              | 40               | 40            | 36                    | 36                | 26              |
| DoD              | Dougherty and Konsil soils, 5 to 8 percent slopes                             | 13.11 | 33.0%            |                      | IVe              | 4063                           | 42               | 41            | 39                    | 41                | 23              |
| TfB              | Teller fine sandy loam, 1 to 3 percent slopes                                 | 4.83  | 12.1%            |                      | Ile              | 3357                           | 65               | 56            | 55                    | 65                | 43              |
| Sy               | Eufaula and Weatherford soils, 8 to 25 percent slopes                         | 3.81  | 9.6%             |                      | Vlle             | 4240                           | 36               | 36            | 32                    | 34                | 20              |
| Weighted Average |                                                                               |       |                  |                      | 4.95             | 2153.2                         | *n 43.3          | *n 41.9       | *n 38.9               | *n 41             | *n 26.5         |

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# OVERVIEW MAP



# AGENT CONTACT

Born and raised in Temple, Oklahoma, and now proudly calling Sterling home, Clay Hart brings a deep-rooted connection to the land and the people who depend on it. With a degree in Agronomy from Cameron University and a lifetime spent on the farm raising cattle, Clay's passion for rural life is woven into every part of who he is. From helping his kids show pigs to managing his own herd, his firsthand knowledge of agriculture translates into an unmatched understanding of land and its value.

Clay's professional background in the insurance industry sharpened his skills in service, communication, and client advocacy—traits he now uses to guide buyers and sellers through seamless land transactions. Whether it's a working cattle ranch or recreational hunting property, Clay brings integrity, reliability, and an unwavering commitment to his clients' goals.

As a proud member of the Frederick Lions Club and board member of Southeastern India Missions, Clay is deeply invested in his community. His clients benefit not only from his ag expertise and local roots but also from his personal mission to help landowners transfer property from one generation to the next. When you work with Clay, you're not just hiring a land agent—you're gaining a trusted partner.



**CLAY HART**, LAND AGENT  
**580.354.7121**  
CHart@MidwestLandGroup.com



## MidwestLandGroup.com

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