

McClain County Riverview 30  
10726 COUNCIL AVE  
Lindsay, OK 73052

**\$145,500**  
30± Acres  
McClain County



**McClain County Riverview 30**  
**Lindsay, OK / McClain County**

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**SUMMARY**

**Address**

10726 COUNCIL AVE

**City, State Zip**

Lindsay, OK 73052

**County**

McClain County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Lot, Business Opportunity

**Latitude / Longitude**

34.865763 / -97.652091

**Acreage**

30

**Price**

\$145,500

**Property Website**

[greatplainslandcompany.com](https://greatplainslandcompany.com)



**GREAT PLAINS**

LAND CO.

## **PROPERTY DESCRIPTION**

**Finding the right piece of land to build your dream home isn't always easy. Finding one with beautiful open pasture, a pond, great access, and room to make it your own is even harder.** This 30 acre property just northwest of Lindsay, Oklahoma, offers exactly that, with the space, setting, and versatility to turn your plans into reality.

Whether you've been searching for the perfect place to build a home in the country, start a small farming or ranching operation, or simply own a manageable piece of Oklahoma land, this property deserves a closer look.

Located in southwestern McClain County along Council Avenue, this 30-acre tract offers the peaceful country setting so many buyers are looking for without putting you miles away from the conveniences of town. Situated just 2 miles off State Highway 19 west of Lindsay, the property is easy to access and conveniently located for everyday travel. Whether you're heading into town, hauling livestock, or bringing equipment onto the property, the location makes getting in and out simple.

**One of the first things you'll notice about this property is just how many possibilities it offers.** With beautiful improved grasses covering the acreage, the land is already well suited for agricultural use. For someone looking to establish a small cattle operation, keep a few horses, or simply have room for livestock to graze, this property provides a great starting point. Rather than beginning with a piece of neglected ground that needs extensive improvement, you're starting with established grassland that already offers agricultural value.

Adding to the appeal is an approximately quarter-acre pond situated on the property. Not only does the pond provide a beautiful feature to enjoy, but it also offers potential benefits for livestock and wildlife. Imagine sitting on the back porch of your future home, watching the sun go down over the pasture with your own pond in the distance. It's the kind of country setting that can be difficult to find, especially on a property that's still manageable enough to maintain and enjoy.

And if building a home is your main priority, this property has plenty to offer.

Throughout the 30 acres are multiple areas that could make outstanding locations for a future homesite. Whether you envision a traditional farmhouse, a modern custom home, or a barndominium with a large shop, there's room to explore different layouts and make the property fit your lifestyle. You could position your home to overlook the pond, take advantage of the open pasture views, or create a private setting with plenty of separation from the road.

There's also room to think beyond just the house. A shop for equipment, a barn for livestock, a garden, or even a few additional outbuildings could all be part of your long-term vision. With 30 acres to work with, you have the flexibility to create a property that serves your needs today while leaving room for future plans.

**What really makes this property attractive is the balance between usable acreage and country living.** Thirty acres is enough land to give you room to spread out, enjoy your privacy, and establish a small agricultural operation without taking on the responsibilities that come with maintaining several hundred acres. It's a size that appeals to a wide range of buyers, from families wanting to raise their children in the country to livestock owners looking for additional pasture or someone ready to build a forever home.

The location is another feature that shouldn't be overlooked. Having Council Avenue along the property and State Highway 19 just 2 miles away provides a combination of accessibility and rural atmosphere. You can enjoy quiet mornings, wide-open Oklahoma skies, and the freedom of owning your own land while still being within a convenient drive of Lindsay and the surrounding communities.

For those interested in agriculture, the established improved grasses provide opportunities for grazing and hay production, depending on how the next owner chooses to manage the property. For those interested in building, the open landscape offers flexibility in selecting a homesite and planning future improvements. And for buyers simply wanting a place to escape the noise and congestion of town, the pond, pasture, and open space create an inviting setting to call your own.

**The best properties aren't always the ones with the most acres. Sometimes they're the ones that give you just the right amount of land to do everything you've been wanting to do.**



This 30 acre tract in southwestern McClain County is one of those properties. It offers established improved grasses, a quarter-acre pond, multiple potential building locations, convenient road access, and a location just northwest of Lindsay. Whether your goal is to build, raise livestock, invest in land, or create a place where your family can enjoy the outdoors for years to come, this property gives you a blank canvas with some of the best features already in place.

**The land is here. The pond is here. The possibilities are wide open. All that's missing is your vision for what this 30 acres could become.**

Come take a look and see why this could be the perfect place to start your next chapter.

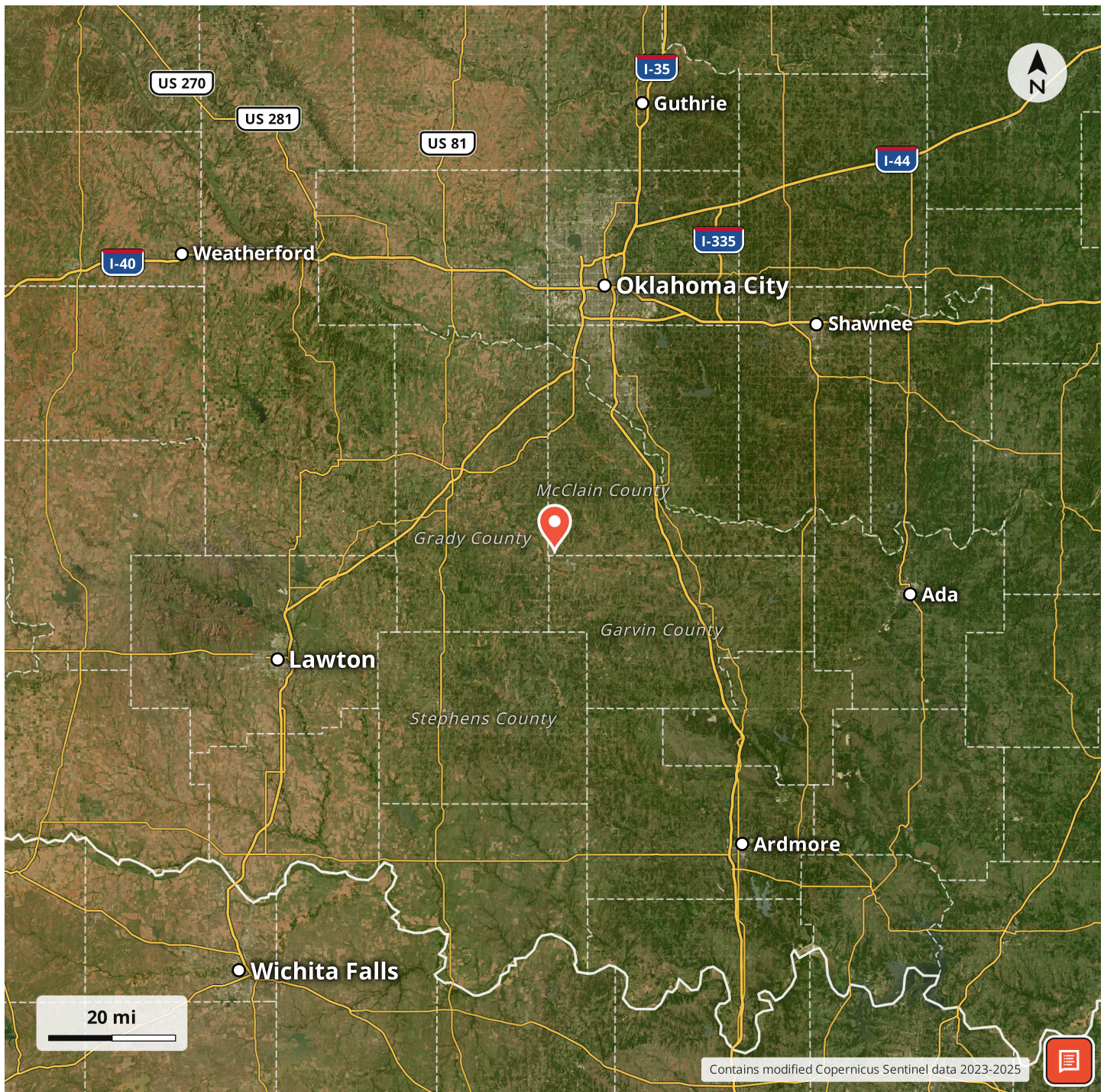
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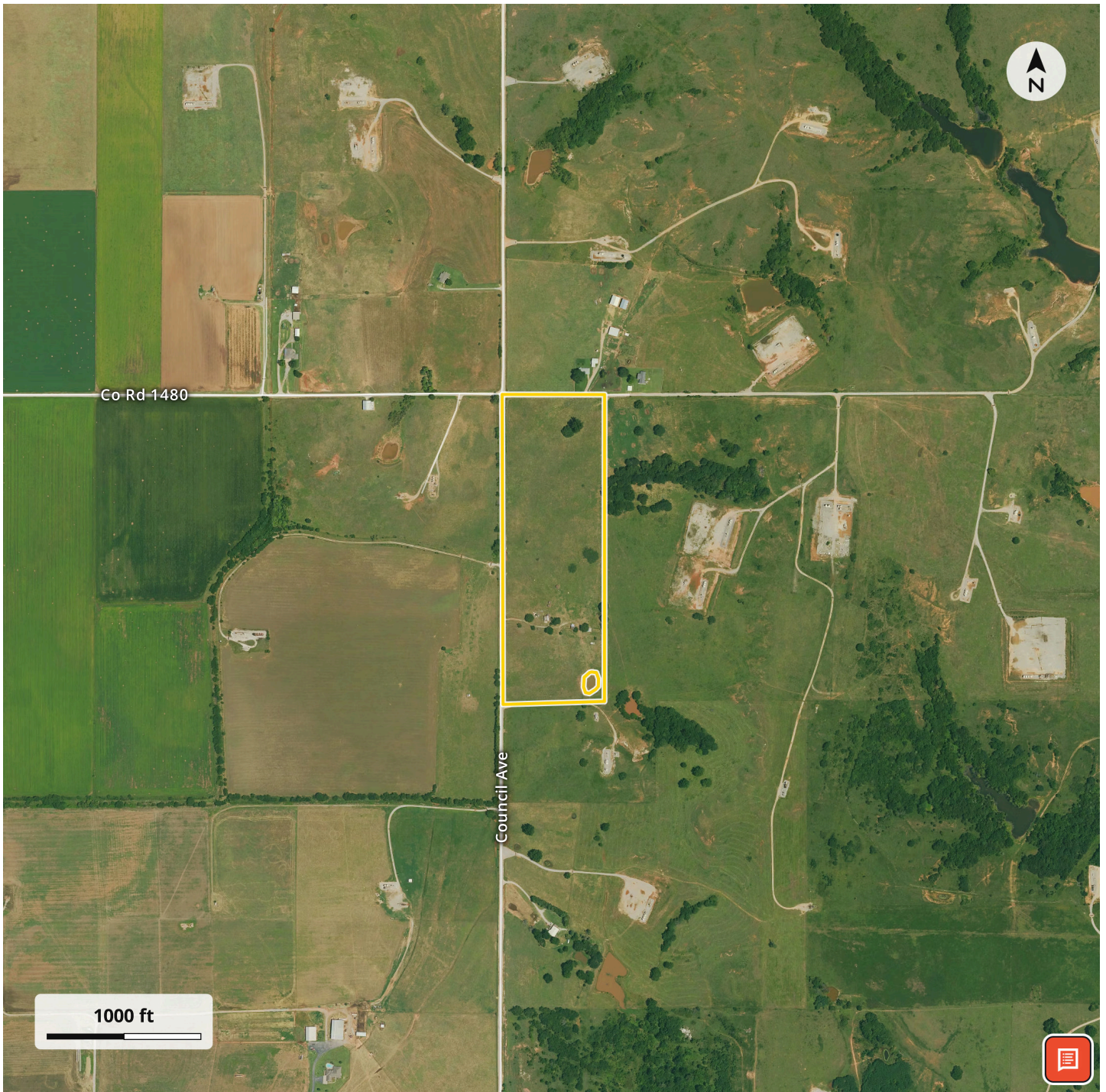
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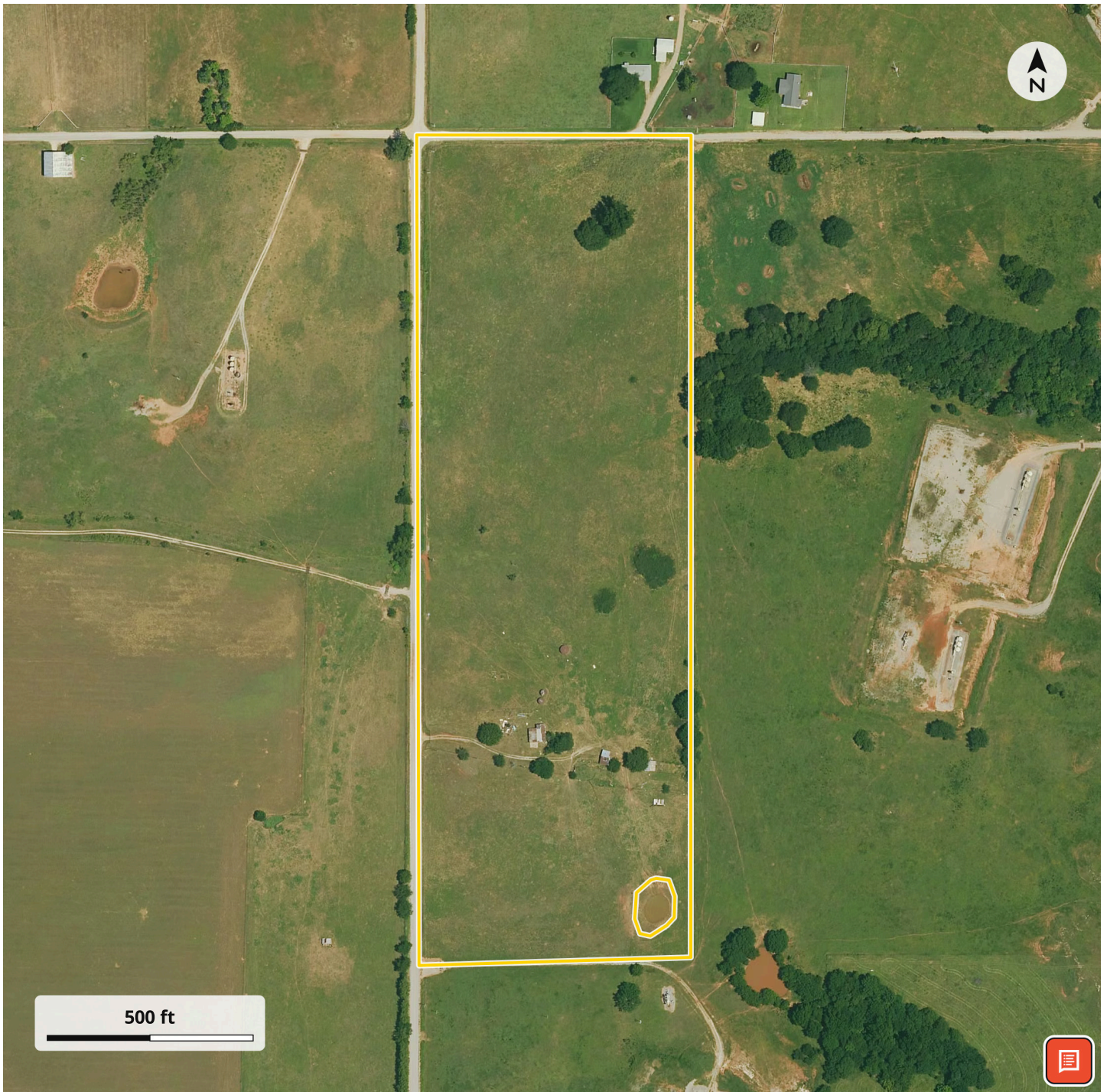
## Regional Map



## Locator Map



## Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Trey Percy

## Mobile

(405) 545-0985

## Email

trey@greatplains.land

**Address**

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## City / State / Zip

Hinton, OK 73047

## NOTES

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