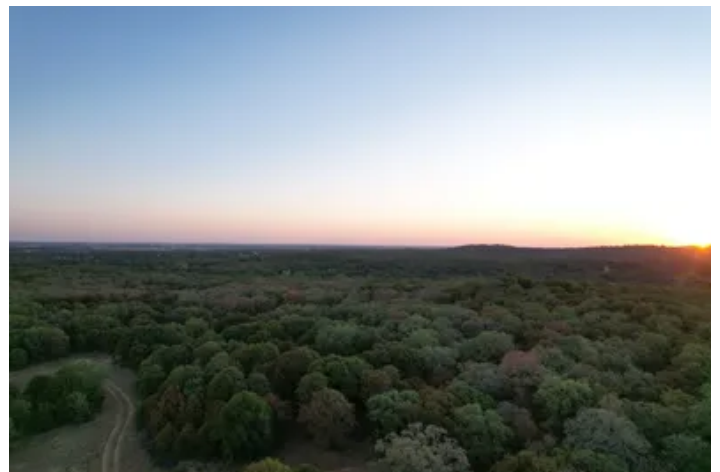
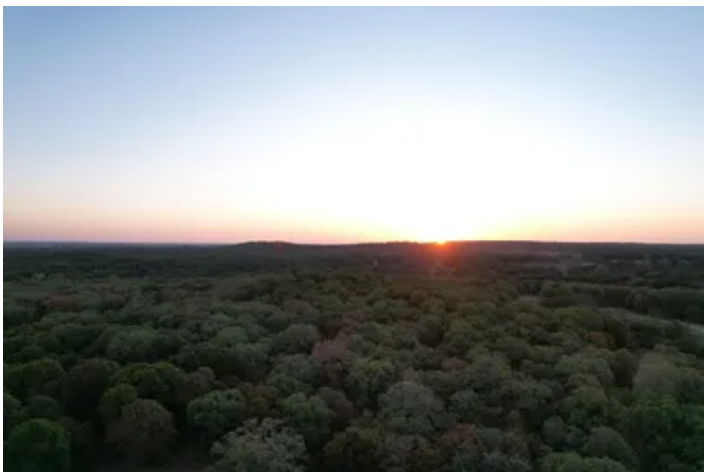


190 +/- Acres of Stephens County Hunting & Recreational Opportunity
0000 E. 1780 RD.
Duncan, OK 73534

\$549,000
190± Acres
Stephens County



190 +/- Acres of Stephens County Hunting & Recreational Opportunity Duncan, OK / Stephens County

SUMMARY

Address

0000 E. 1780 RD.

City, State Zip

Duncan, OK 73534

County

Stephens County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

34.434928 / -97.709525

Acreage

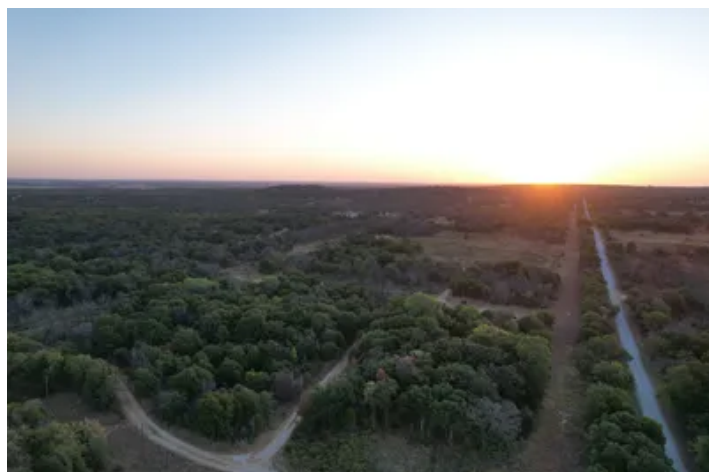
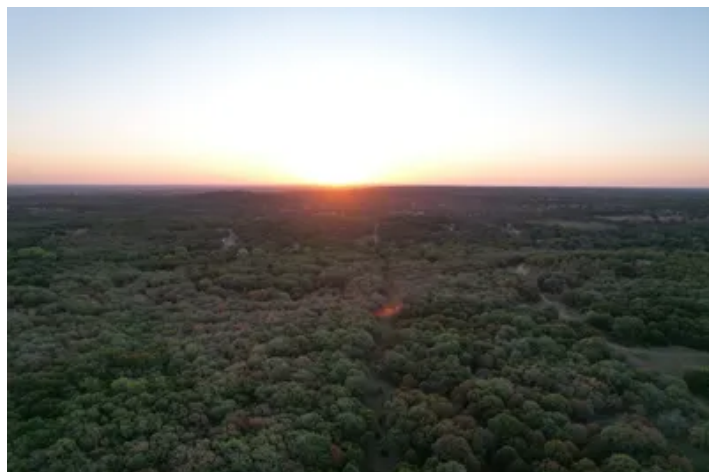
190

Price

\$549,000

Property Website

<https://greatplainslandcompany.com/detail/190-acres-of-stephens-county-hunting-recreational-opportunity-stephens-oklahoma/117973/>



190 +/- Acres of Stephens County Hunting & Recreational Opportunity Duncan, OK / Stephens County

PROPERTY DESCRIPTION

This 190± acre hunting and recreational property offers an exceptional combination of timber, open ground, water, wildlife, and accessibility. Located within easy reach of Duncan, Oklahoma, this property is ideally suited for the outdoor enthusiast looking for a private hunting retreat, recreational getaway, or a tract with the potential to be developed into a premier hunting property.

The majority of the property is wooded, featuring a variety of mature oak trees along with scattered cedars and cottonwoods. Numerous pockets of open ground are tucked throughout the timber, creating natural openings and additional opportunities for food plots, stand locations, and habitat improvements.

Wildlife is one of the property's biggest attractions. The property holds a strong deer population and also offers opportunities to hunt wild pigs. With the combination of mature timber, open areas, water, and diverse habitat, this tract provides an excellent foundation for both hunting and wildlife management.

There are three ponds located on the property, including one that has recently been cleaned out and rebuilt, providing an excellent water source and an opportunity to further enhance the property's wildlife habitat and recreational appeal. Two of the ponds still retain water in this historic drought which is impressive on its own.

The network of well roads provides a significant benefit: excellent access throughout the property. These roads and existing access points make it possible to reach many areas of the tract with ease, providing a tremendous advantage for hunting, recreation, property management, and future improvements.

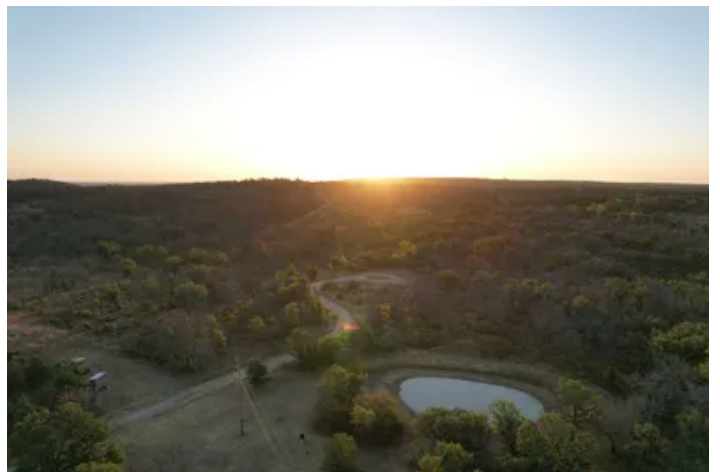
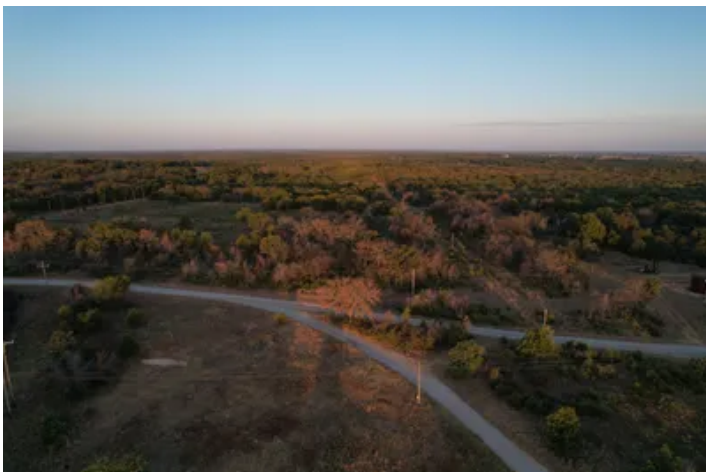
With its established road system, abundant wildlife, multiple ponds, extensive oak timber, and mixture of wooded and open ground, this property has tremendous potential. A buyer with a vision could strategically add food plots, improve habitat, establish additional trails and hunting locations, and sculpt this property into a phenomenal hunting and recreational destination.

Location is another strong feature. The property is approximately **5 minutes from Velma, 20 minutes from Duncan, 35 minutes from I-35, 1½ hours from Oklahoma City, and approximately 2½ hours from Dallas, Texas**, making it convenient for weekend getaways while still offering the privacy and outdoor experience you are looking for.

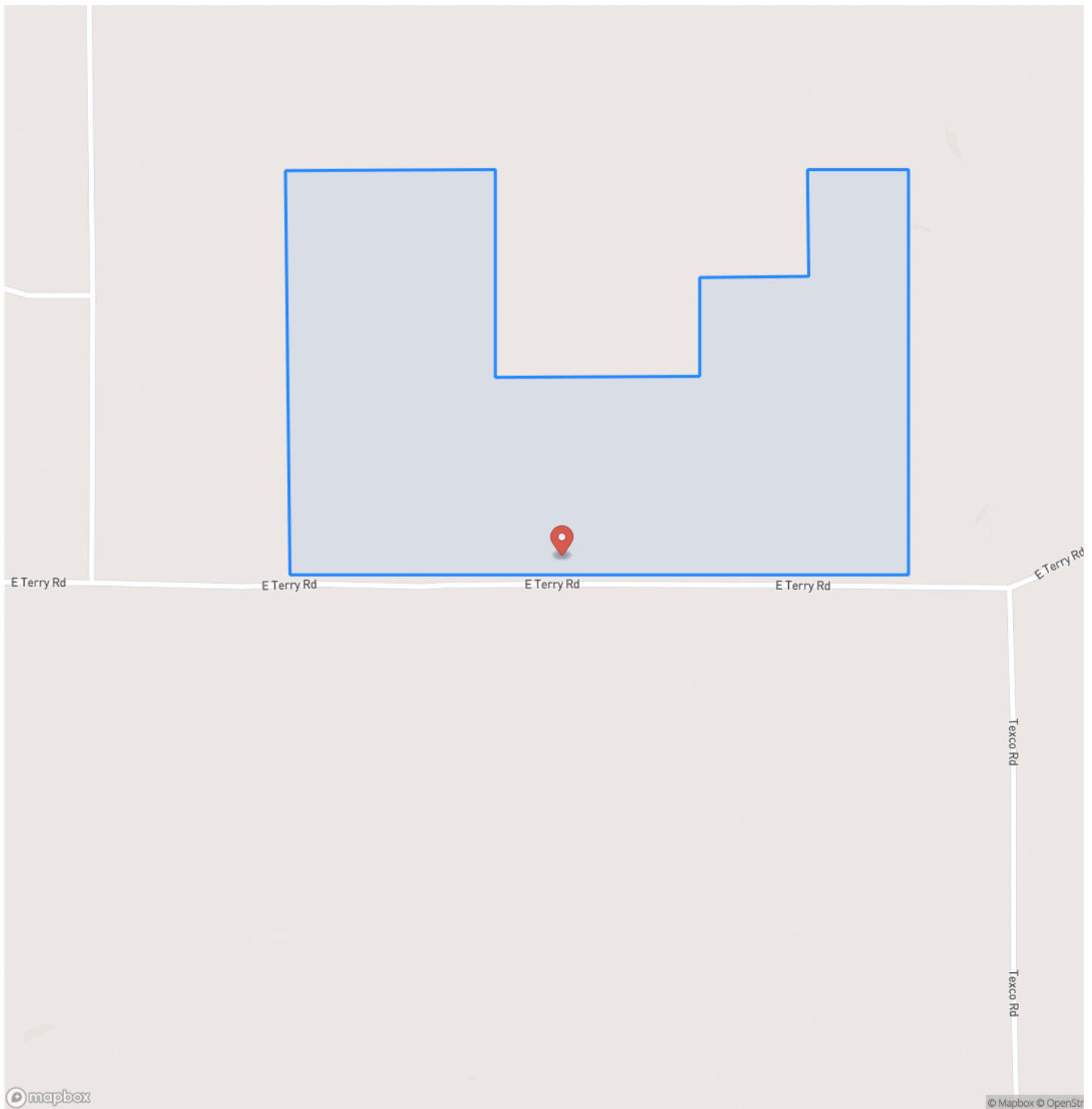
Call Kyle Schroder @ [405-833-6555](tel:405-833-6555) to schedule a showing or with any questions.



190 +/- Acres of Stephens County Hunting & Recreational Opportunity
Duncan, OK / Stephens County

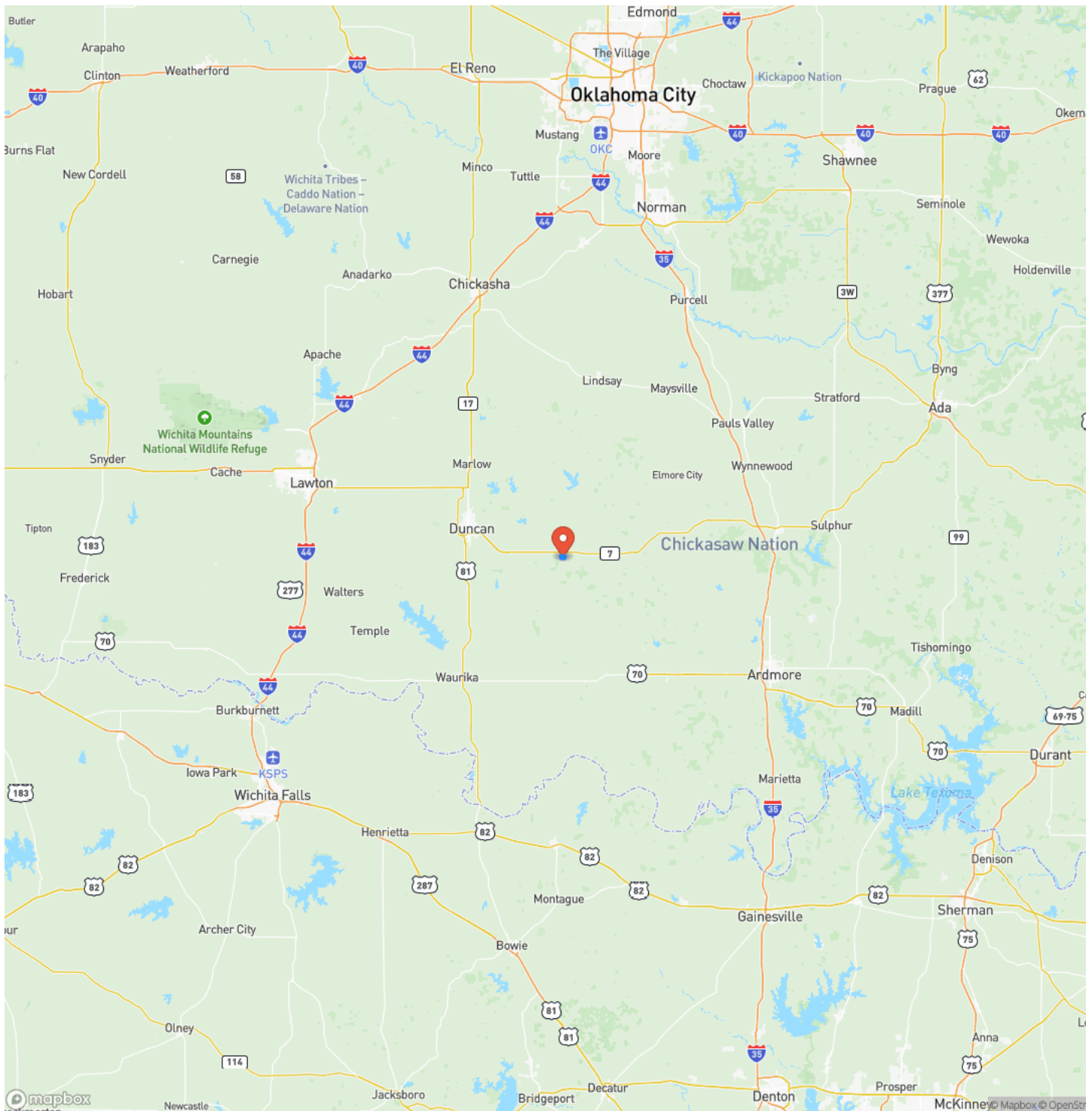


Locator Map

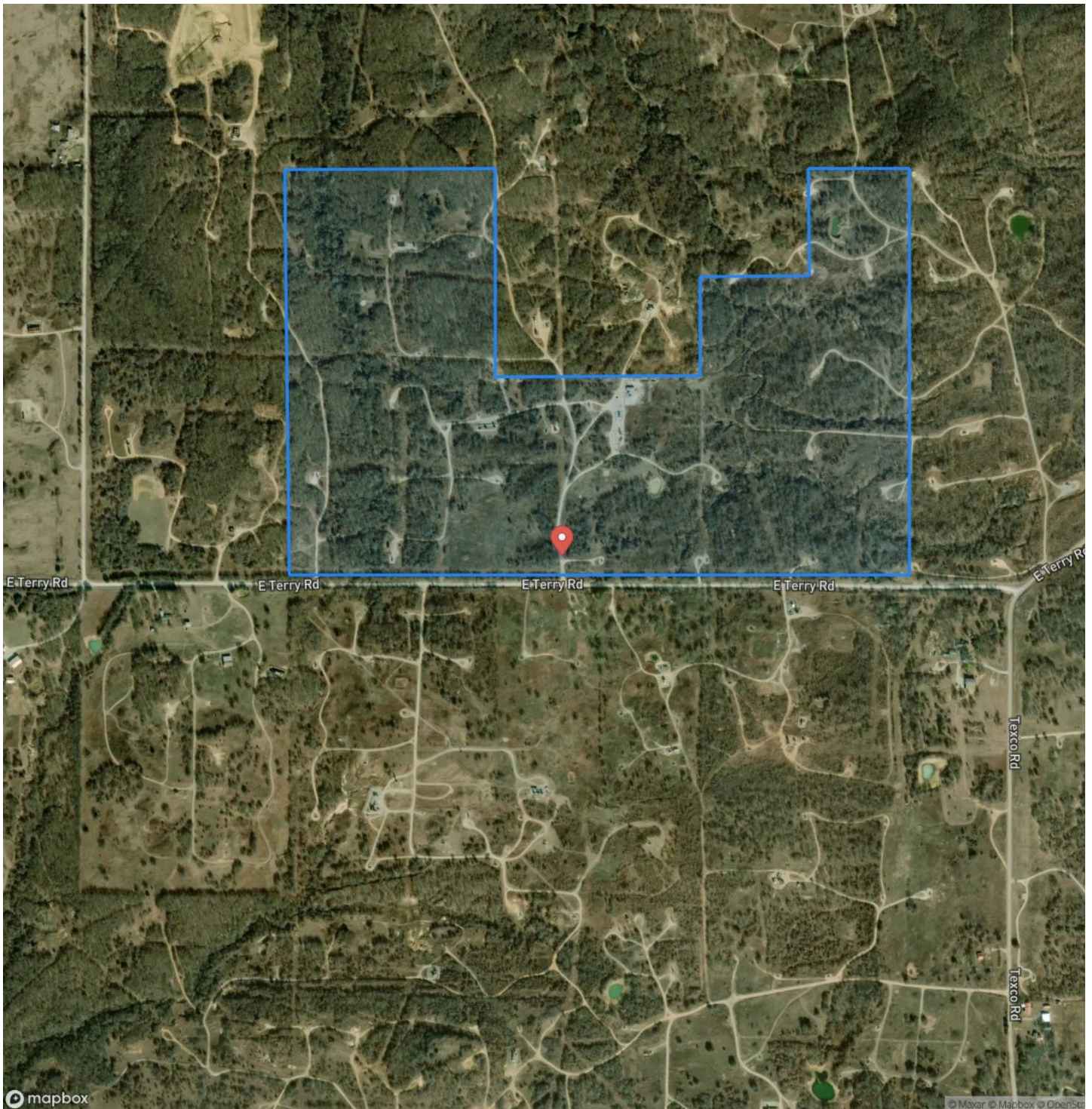


Duncan, OK / Stephens County

Locator Map



Satellite Map



190 +/- Acres of Stephens County Hunting & Recreational Opportunity

Duncan, OK / Stephens County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kyle Schroder

Mobile

(405) 833-6555

Email

kyles@greatplains.land

Address

13365 E 850 Rd

City / State / Zip

Okarche, OK 73762

NOTES

[illegible]

MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

This image shows a single 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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Great Plains Land Company
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Oklahoma City, OK 73102
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<https://greatplainslandcompany.com/>

