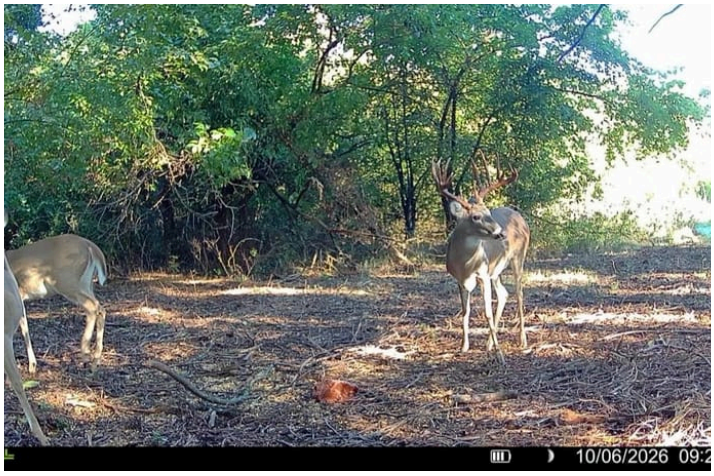
Garvin County 156.91 with Full Mineral Rights
0000
Maysville, OK 73057

$798,000
156.91± Acres
Garvin County







MORE INFO ONLINE:

https://greatplainslandcompany.com/

SUMMARY

Address
0000 State Highway 74

City, State Zip
Maysville, OK 73057

County
Garvin County

Type
Hunting Land, Farms, Ranches, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude
34.8006 / -97.4098

Acreage
156.91

Price
$798,000

Property Website
greatplainslandcompany.com







PROPERTY DESCRIPTION

The Garvin County Quarter With Complete Mineral Rights & Trophy Whitetail Hunting

Mature whitetails, hardwood-covered creek bottoms, multiple water sources, and the freedom to shape 156.91 acres around your vision. Just south of Maysville, Oklahoma, the Garvin County Quarter brings together the characteristics serious deer managers spend years searching for. With diverse wildlife habitat, nearly two acres of surface water, excellent home-building locations, and direct highway access, this property offers the opportunity to create something special both in and out of hunting season.

The property features rolling hills, hardwood timber, native grasses, and wooded creek bottoms that create diverse wildlife habitat. Mature pecan, walnut, and oak trees provide natural food sources, protective cover, and established travel corridors. Thick bedding areas, wooded draws, and open grasslands offer opportunities to establish food plots, improve native forage, and manage deer movement throughout the year.

For hunters focused on mature whitetails, this property provides a strong foundation for a top-tier deer management program. Selective harvest practices, age-structure management, supplemental nutrition, and strategic habitat improvements can help create an environment focused on attracting and holding mature bucks. The varied terrain also allows for carefully planned hunting locations and access routes designed to minimize pressure on wildlife.

Water is another important feature, with nearly two acres of surface water distributed among four ponds and a seasonal creek. These resources provide a starting point for strategic surface water management, including pond maintenance, improved water retention, and additional wildlife watering locations. Combined with quality bedding cover and nutritional resources, well-managed water sources can help encourage consistent wildlife activity across the property.

Beyond its hunting potential, **the property offers several excellent home-building locations with elevated views of the surrounding countryside.** Approximately half a mile of frontage along Highway 74 provides outstanding access, while the internal road system makes traveling throughout the acreage convenient. The combination of accessible building sites, varied terrain, and privacy allows an owner to establish a country residence without sacrificing the property's wildlife management potential.

Turkey, quail, and wild pigs also inhabit the property. A 50-by-30-foot barn provides storage for tractors, equipment, and land management supplies. The acreage also accommodates livestock grazing and other agricultural uses.

The sale includes 160 acres of mineral rights

The Garvin County 160 brings together the elements important to serious landowners: quality deer habitat, multiple surface water sources, strong management potential, excellent building sites, and direct highway access. Whether the priority is developing a trophy whitetail program, building a home, or managing the land for multiple uses, this property offers the space and natural resources to make it happen.

Location

- 11 miles from Interstate 35 (Exit 72)
- 12 miles from Pauls Valley
- 29 miles from Norman
- 47 miles from Oklahoma City metro
- 120 miles from Dallas-Fort Worth

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Great Plains Land Company.


GREAT PLAINS


Mays feed
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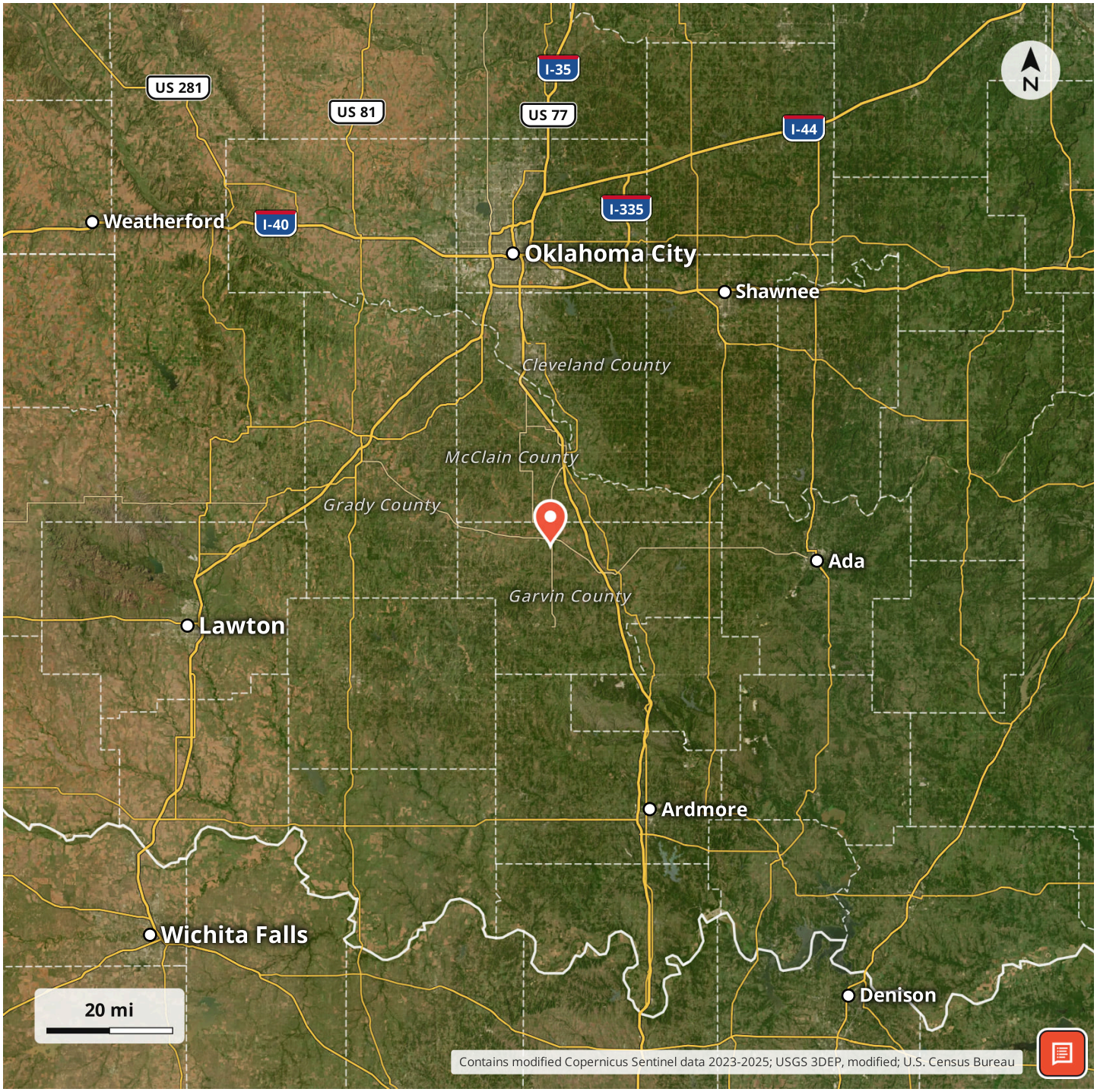

GREAT PLAINS


GREAT PLAINS

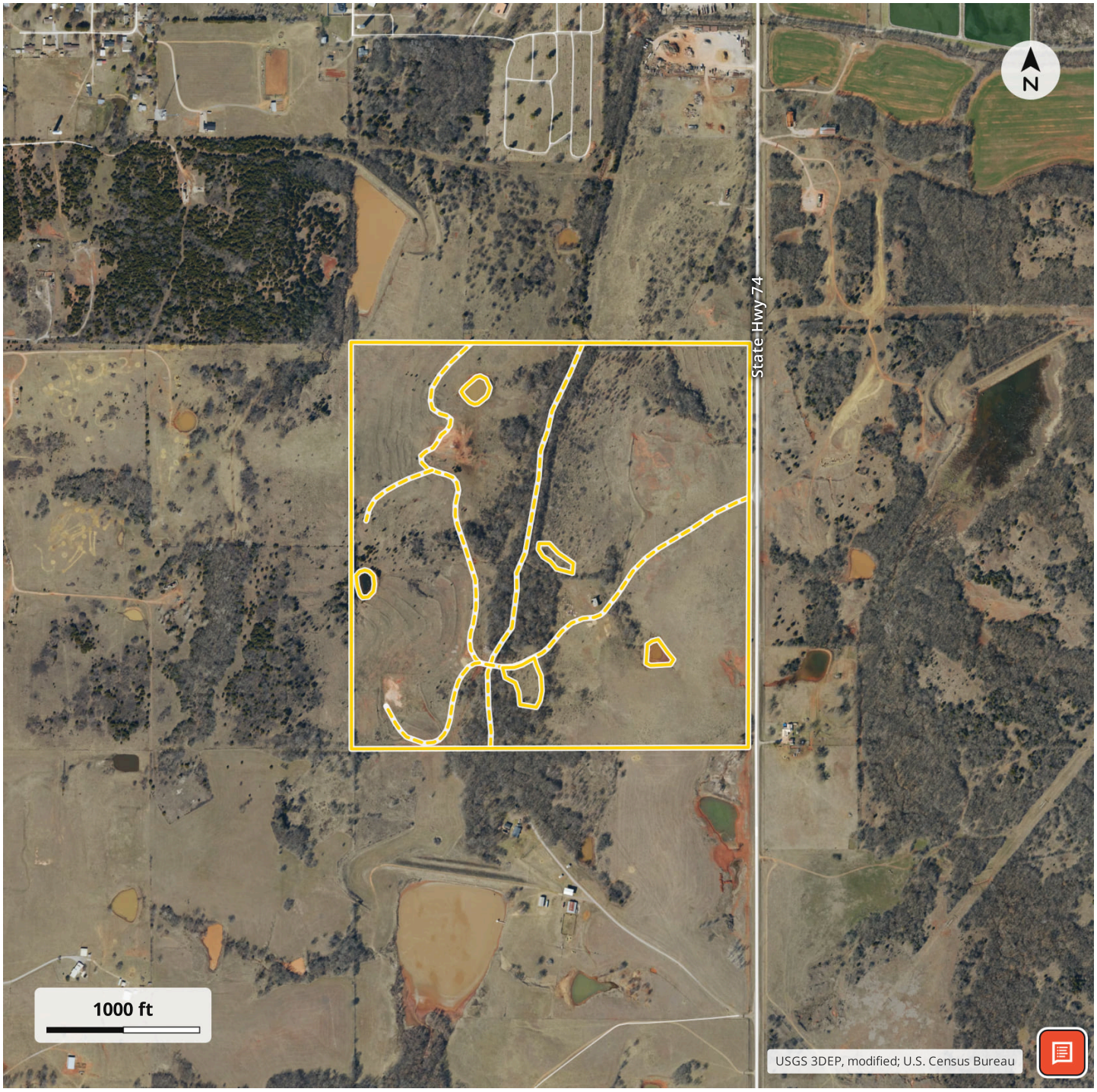

10/06/2026


GREAT PLAINS

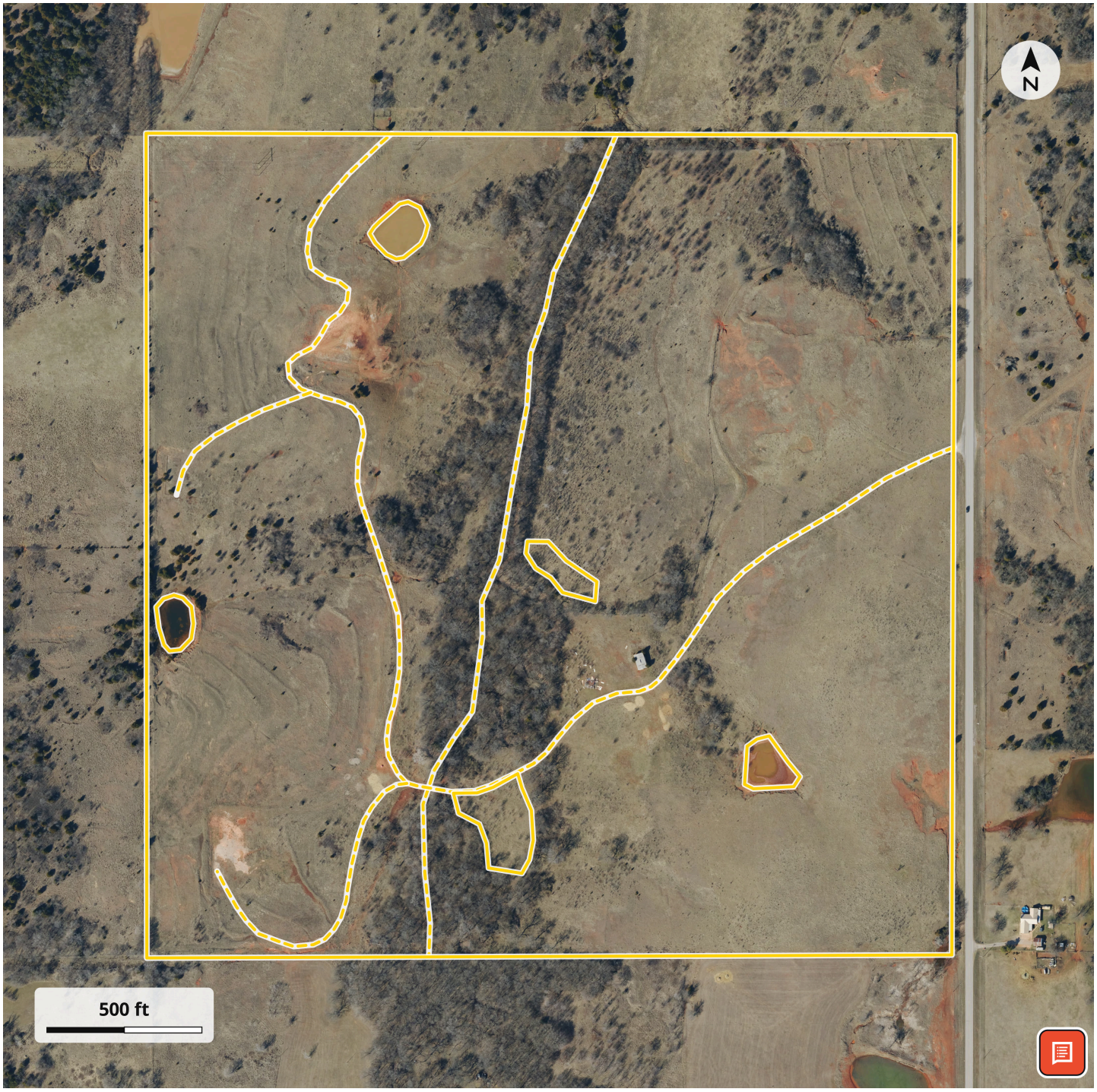
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Trey Pearcy

Mobile
(405) 545-0985

Email
trey@greatplains.land

Address
200 S. Broadway Ave.

City / State / Zip
Hinton, OK 73047

NOTES

NOTES

DISCLAIMERS

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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.

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