

Washita River Bottom 130
110th St and Council Ave
Lindsay, OK 73052

\$552,500
130± Acres
McClain County



Washita River Bottom 130
Lindsay, OK / McClain County

SUMMARY

Address

110th St and Council Ave

City, State Zip

Lindsay, OK 73052

County

McClain County

Type

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

Latitude / Longitude

34.866702 / -97.657433

Acreage

130

Price

\$552,500

Property Website

greatplainslandcompany.com



PROPERTY DESCRIPTION

Good land is hard to find. Good land with Class I soils, productive farmland, established pasture, and dependable water is even harder to find.

This 130 acre property in the fertile Washita River bottom, just northwest of Lindsay, Oklahoma, brings all of those qualities together in one impressive piece of ground.

If you're looking for a property that can work for you from day one, this is one you'll want to take a closer look at.

Located in an area known for its rich agricultural soils, this farm offers an outstanding combination of tillable acreage and improved grass pasture. Approximately 57 acres are currently in cultivation and have been planted to corn over the past two growing seasons. What makes these acres particularly attractive is the quality of the ground itself. With Class I soils and less than 1% slope, this is the kind of farmland that offers tremendous versatility for a wide variety of agricultural operations. Whether your plans include continuing row crop production, establishing forage crops, or exploring other agricultural opportunities, the foundation is already here.

But the quality of this property doesn't stop where the cultivated ground ends.

Approximately 73 acres are established in improved grasses, offering excellent grazing opportunities for cattle or other livestock. The pasture is already fenced and ready to be put to work, with a productive stock well providing a dependable water source for livestock. Even more impressive is the fact that the soils beneath these improved grasses are also classified as Class I non-irrigated farmland. That opens the door to additional possibilities for a buyer who may want to expand cultivated acreage or adjust how the property is utilized in the future.

One of the biggest advantages of this farm is something you can't build or manufacture: the soil. Situated in the Washita River bottom, the property benefits from the natural moisture characteristics associated with fertile bottomland soils, including potential sub-irrigation moisture. Combine that with nearly level terrain and the quality of the ground, and you have a property with the ingredients needed for a productive agricultural operation.

The location and accessibility only add to its appeal. Council Avenue runs along the eastern side of the property, providing convenient access for farm equipment, livestock trailers, and everyday operations. You're also just over 2 miles of gravel road from State Highway 19 west of Lindsay, making this farm easy to reach without sacrificing the quiet, rural setting that makes owning land so enjoyable.

And while agricultural production is certainly the main attraction, there's another side to this property worth mentioning.

A beautiful tree line runs through the farm, providing natural cover and habitat for wildlife. Whitetail deer, turkey, quail, and dove all add to the recreational appeal, giving the next owner opportunities to enjoy the land beyond its agricultural value. Whether it's hunting in the fall, watching wildlife move through the property, or simply enjoying an evening overlooking the river bottom, there's plenty here to appreciate.

What makes this 130 acres stand out is its flexibility. You could continue farming the cultivated acres while grazing cattle on the improved pasture. You could explore converting additional acreage into crop production, expand your forage operation, or simply enjoy owning a quality piece of Oklahoma farmland with recreational opportunities mixed in.

There are plenty of properties with acreage, but not all acres are created equal. When you find Class I soils, nearly level ground, established improved grasses, livestock water, good access, and wildlife habitat all in one place, you have something worth paying attention to.

This 130 acre Washita River bottom farm offers the kind of agricultural versatility and long-term potential that land buyers are always searching for. Whether you're an established producer looking to expand, a cattleman needing additional pasture, or an investor who understands the lasting value of productive farmland, this property deserves a serious look.

The grass is established, the farmland is ready, the water is there, and the possibilities are yours. Come see what this piece of Washita River bottom ground has to offer.



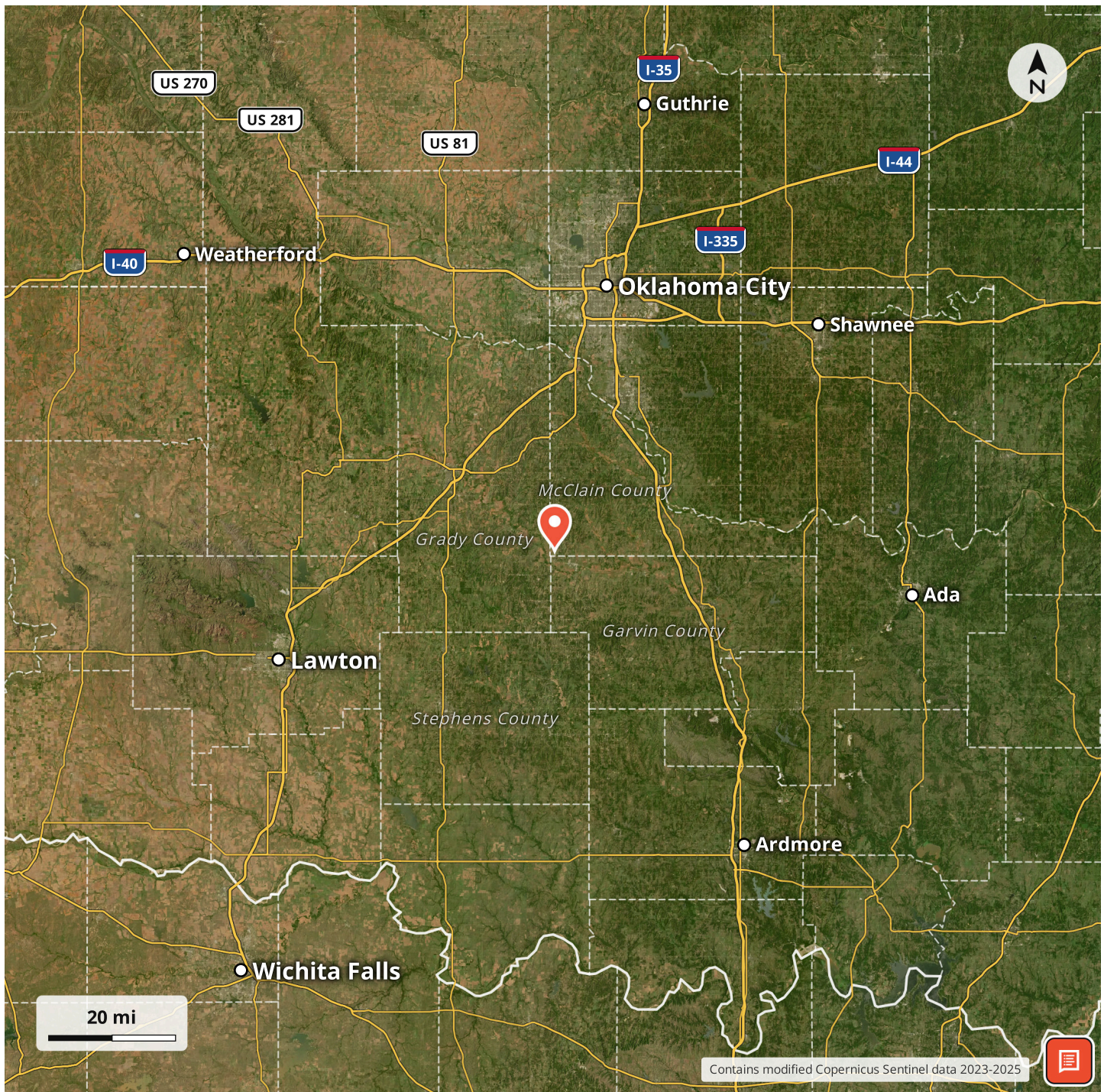
When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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



Washita River Bottom 130
Lindsay, OK / McClain County



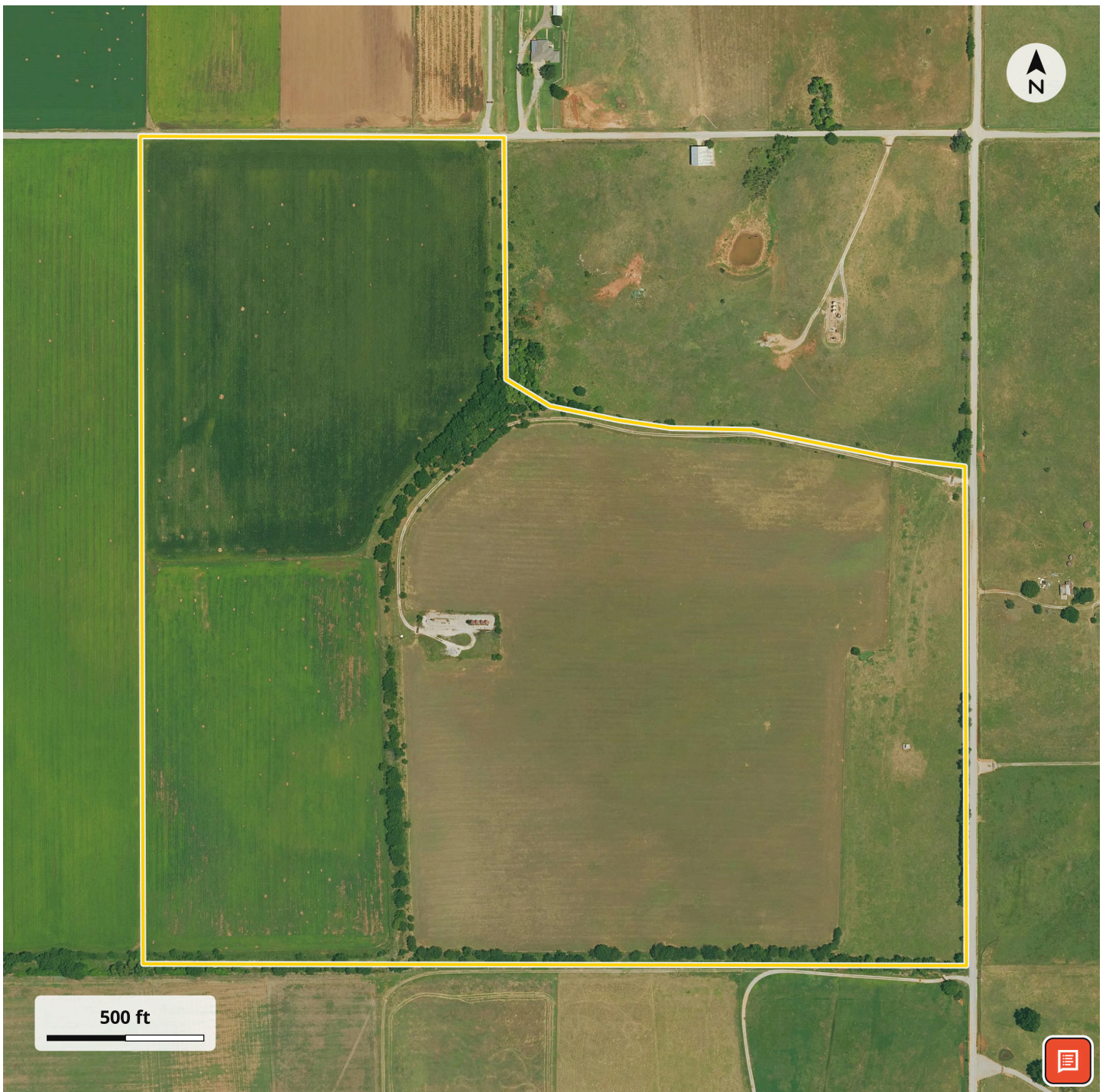
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Percy

Mobile

(405) 545-0985

Email

trey@greatplains.land

Address

200 S. Broadway Ave.

City / State / Zip

Hinton, OK 73047

NOTES

[illegible]

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
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
<https://greatplainslandcompany.com/>

