

Tillman County 80± Acres of Recreation & Hunting
North of Manitou
E 1690 Rd.
Manitou, OK 73555

\$220,000
80± Acres
Tillman County



Tillman County 80± Acres of Recreation & Hunting North of Manitou Manitou, OK / Tillman County

SUMMARY

Address

E 1690 Rd.

City, State Zip

Manitou, OK 73555

County

Tillman County

Type

Hunting Land, Farms, Ranches, Recreational Land

Latitude / Longitude

34.56184 / -99.043351

Acreage

80

Price

\$220,000

Property Website

<https://greatplainslandcompany.com/detail/tillman-county-80-acres-of-recreation-hunting-north-of-manitou-tillman-oklahoma/117554/>



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PROPERTY DESCRIPTION

This 80± acre property in Tillman County, located 4 miles north of Manitou and 5 miles south of State Highway 62, offers a combination of recreational opportunity, water, grass, and existing improvements. The property is currently being used as a hunting property, with whitetail deer, dove, and other wildlife providing plenty of recreational appeal. At the same time, the acreage and grass provide potential for livestock use, making this a versatile property that could fit a variety of needs.

One of the standout features of the property is the large spring-fed pond. The pond provides an excellent water source for wildlife and could also be useful for livestock. Combined with the grass on the property, the acreage has potential for someone wanting to start or expand a livestock operation while still enjoying the recreational opportunities the property offers.

The property also has a manufactured home located in the northwest corner. The home is already set up with power, water, and an aerobic septic system. The existing home could be fixed up and put to use, or a buyer could choose to replace it and utilize the existing infrastructure already in place on the property. This provides a good starting point for someone looking to create a hunting camp, weekend getaway, livestock setup, or future residence without having to start from scratch.

The property also includes a concrete silo, adding to its character and agricultural history. With grass, water, wildlife, and existing infrastructure already in place, there are several ways the next owner could utilize the acreage depending on their goals. The property could continue to be used primarily for hunting and recreation, support a small livestock operation, or combine the two.

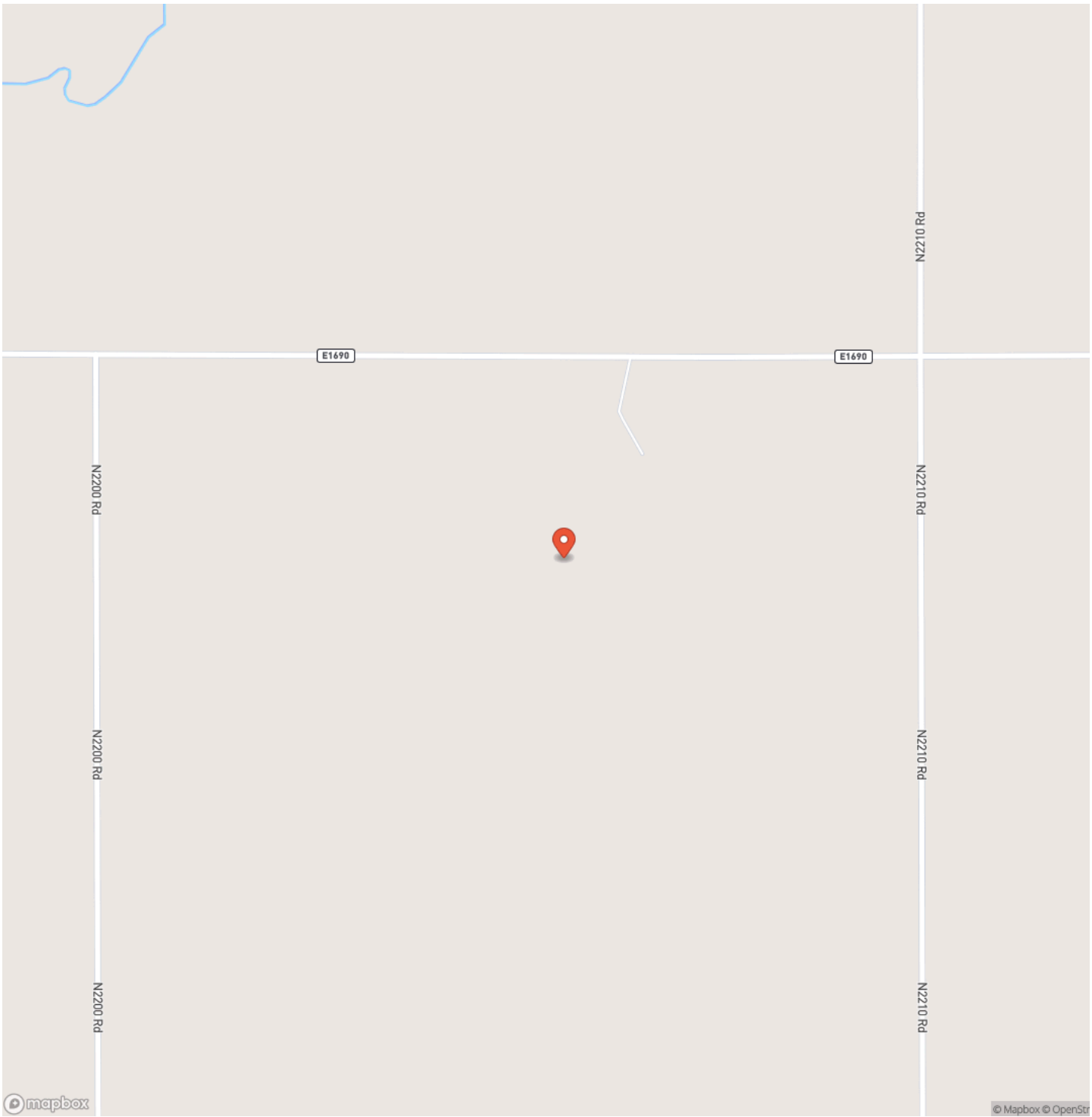
Whether you're looking for a place to hunt whitetail and dove, a small livestock property, a weekend getaway, or simply 80± acres of your own in southwest Oklahoma, this property is worth a look. The spring-fed pond, grass, wildlife, manufactured home, utilities, and other existing improvements give the property a unique combination of recreational and agricultural potential. With multiple possible uses and plenty of room to make the property your own, this 80± acre tract offers a lot of possibilities for its next owner.



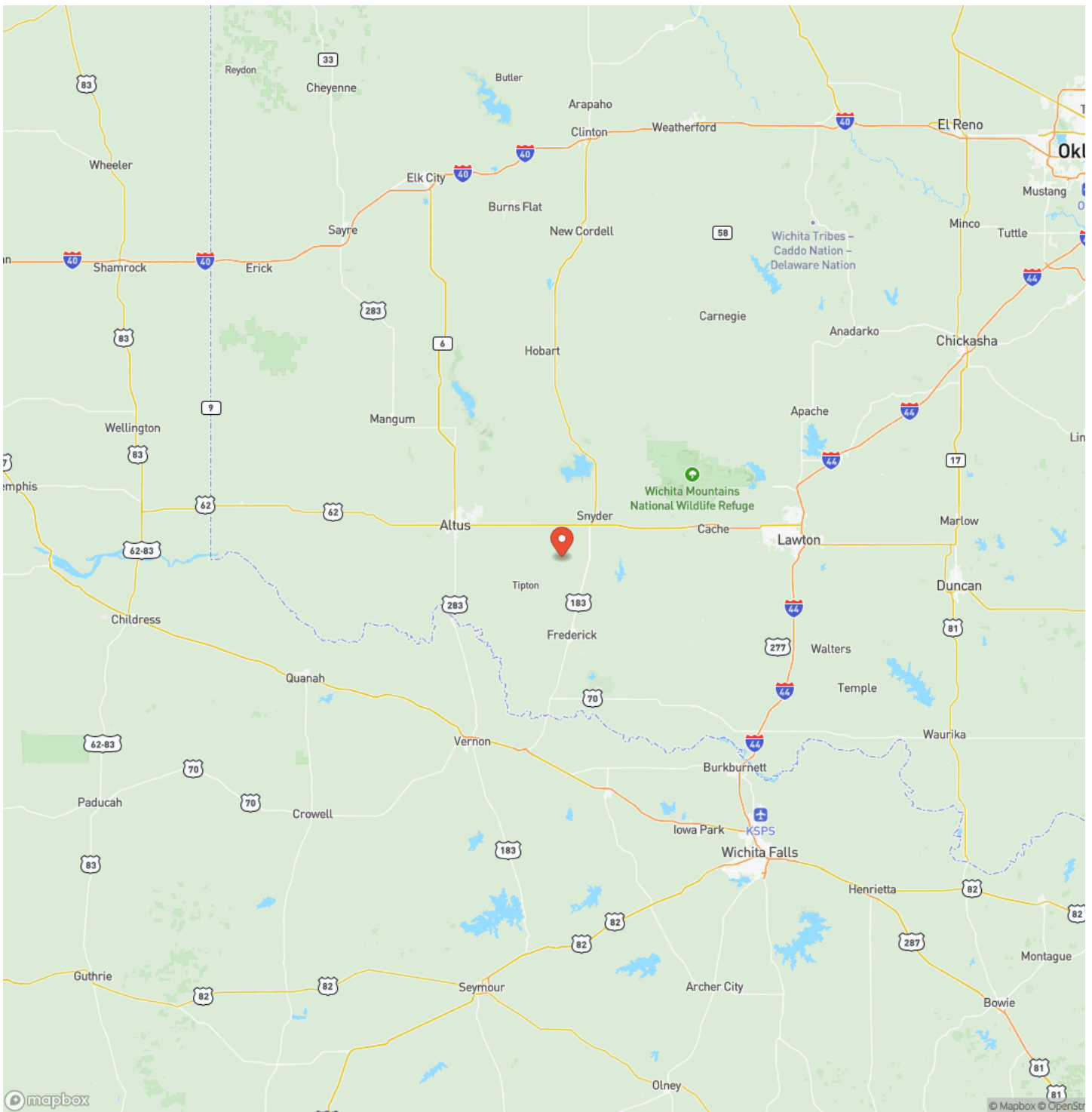
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Manitou, OK / Tillman County



Locator Map



Locator Map



Satellite Map



**Tillman County 80± Acres of Recreation & Hunting North of Manitou
Manitou, OK / Tillman County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Kenny Robinson

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Email

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Address

883 CO RD 1320

City / State / Zip

Chickasha, OK 73018

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.



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