

Brushy Lake 372
372 CR 1140
Minco, OK 73059

\$1,400,000
372± Acres
Grady County



Brushy Lake 372
Minco, OK / Grady County

SUMMARY

Address

372 CR 1140

City, State Zip

Minco, OK 73059

County

Grady County

Type

Farms, Hunting Land, Recreational Land, Business Opportunity

Latitude / Longitude

35.364259 / -98.048727

Taxes (Annually)

\$884

Acreage

372

Price

\$1,400,000

Property Website

<https://clearchoicera.com/property/brushy-lake-372/grady/oklahoma/66351/>



PROPERTY DESCRIPTION

Sportsman's Paradise: 372 Acres of Unmatched Outdoor Excellence in Grady County

Nestled within the heart of Grady County, this expansive 372-acre +/- property is a dream come true for outdoor enthusiasts and dedicated hunters alike. Aptly named "Sportsman's Paradise," this land offers an unparalleled experience with its diverse wildlife, meticulously maintained grounds, and picturesque rolling terrain. Whether you're an experienced hunter, a nature lover, or someone seeking a peaceful retreat away from the hustle and bustle of everyday life, this property delivers in every way imaginable.

A Hunter's Dream Come True

From the moment you step onto this land, the sheer abundance of wildlife will captivate your senses. The property teems with white-tailed deer, hogs, quail, turkey, bobcats, squirrels, coyotes, and raccoons, making it a premier destination for hunting enthusiasts. In a single day of observation, over 40 deer were spotted roaming freely, underscoring the thriving game population. The property is thoughtfully outfitted with five high-rise enclosed blinds, each strategically placed to maximize your hunting opportunities. These blinds are designed for both comfort and function, allowing you to enjoy hours of observation and hunting in any weather condition.

One of these blinds stands out as a centerpiece of the property. Perched 30 feet above ground, it offers a commanding view of the landscape, providing breathtaking panoramic vistas that stretch as far as the eye can see. Whether you're watching the sunrise paint the horizon or observing wildlife in their natural habitat, this vantage point ensures an unforgettable experience.

Turnkey Hunting Setup

This property is ready for immediate use, with every detail carefully curated for convenience and enjoyment. Game cameras, feeders, and blinds are included in the sale, making the transition seamless for the new owner. You can step onto the property and begin your adventure without the need for additional setup. The equipment provided ensures you have the tools necessary to make the most of your hunting season.

The land also features several cleared food plots, designed to attract and sustain wildlife throughout the year. These plots are strategically located to support game populations and enhance your hunting opportunities. Whether you're hunting deer in the fall or quail in the spring, the property's thoughtful design ensures optimal conditions for every season.

Accessibility and Infrastructure

One of the standout features of this property is its exceptional accessibility. Meticulously cleared trails wind their way through the land, allowing you to easily navigate the terrain. Unlike many hunting properties that require an ATV or specialized vehicle, this land is designed so you can drive to any of the blinds in your truck. The trails are wide, well-maintained, and thoughtfully laid out to provide convenient access without disturbing the natural surroundings.

The rolling terrain adds an element of beauty and variety to the property, with gentle slopes and open spaces that invite exploration. Whether you're hiking, bird-watching, or simply enjoying the serenity of nature, the landscape offers endless opportunities for outdoor recreation.

A True Haven for Wildlife

The property's diverse ecosystem is a testament to its careful stewardship. The combination of food plots, natural vegetation, and water sources creates an ideal environment for wildlife to thrive. This balance ensures a healthy and sustainable habitat, making it a haven not only for hunters but also for conservationists and nature enthusiasts.

For those who appreciate the finer details of wildlife management, this property offers an excellent foundation. The existing infrastructure, combined with the natural features of the land, provides endless possibilities for further enhancing the habitat. Whether you're looking to implement additional food plots, introduce supplemental feeding programs, or simply enjoy the property as it is, the potential is limitless.

MORE INFO ONLINE:

[Clearchoicera.com](https://clearchoicera.com)

Surface Rights and Selling Terms

The property is being sold with surface rights only; no mineral rights will convey with the sale. This arrangement ensures that the land's natural beauty and hunting value remain undisturbed, providing peace of mind for the new owner.

For those interested in purchasing, proof of funds or financing must be presented prior to scheduling a showing. Seller financing is available, offering flexibility for qualified buyers. It's important to note that a buyer's broker must be identified on the first communication to be eligible for compensation. All showings must be arranged directly through the listing broker, ensuring a smooth and professional process.

A Rare Opportunity in Grady County

Properties of this caliber are rare, particularly in Grady County, which is known for its rich natural beauty and outstanding hunting opportunities. Sportsman's Paradise stands out as a unique offering, combining turnkey convenience with unmatched quality. Whether you're seeking a private hunting retreat, a place to connect with nature, or an investment in land that offers both recreational and ecological value, this property delivers on every front.

Beyond its appeal to hunters, the property's versatile landscape makes it an excellent choice for a variety of outdoor activities. Imagine creating cherished memories with family and friends as you explore the trails, enjoy picnics amidst the rolling hills, or simply unwind in the tranquility of the great outdoors. The possibilities are endless, limited only by your imagination.

Why Choose Sportsman's Paradise?

1. **Diverse Wildlife:** With an impressive array of game species, this property offers something for every type of hunter. The thriving populations of deer, turkey, quail, and more make it a premier hunting destination.
2. **Turnkey Setup:** All equipment, including blinds, feeders, and game cameras, is included in the sale, ensuring you can begin enjoying the property immediately.
3. **Accessibility:** The well-maintained trails allow for easy navigation, whether you're driving a truck or exploring on foot.
4. **Stunning Views:** The 30-foot-high blind offers panoramic views that are simply unmatched, making it a standout feature of the property.
5. **Proven Game Population:** The property's exceptional game population is evidenced by the large number of deer observed on-site during a single day.
6. **Flexible Financing Options:** Seller financing is available, making it easier than ever to own this remarkable piece of land.

Your Outdoor Adventure Awaits

Don't miss your chance to own this one-of-a-kind property in Grady County. Whether you're an avid hunter, a nature lover, or someone seeking a peaceful retreat, Sportsman's Paradise offers an extraordinary opportunity to immerse yourself in the beauty and bounty of the great outdoors. The land is ready and waiting for you to make it your own.

For more information or to schedule a showing, please contact the listing broker directly. Proof of funds or financing is required prior to scheduling a tour, ensuring a streamlined process for serious buyers. Take the first step toward owning your slice of outdoor heaven—Sportsman's Paradise is calling your name.

Conclusion

Sportsman's Paradise is more than just a property; it's an experience, an investment, and a sanctuary for those who cherish the great outdoors. With its diverse wildlife, thoughtfully designed infrastructure, and breathtaking landscape, this 372-acre gem offers endless possibilities. Whether you're dreaming of your next hunting adventure, seeking a place to relax and reconnect with nature, or investing in land that will stand the test of time, this property is a rare and valuable find.

Act now and seize this extraordinary opportunity—your adventure awaits in Grady County.

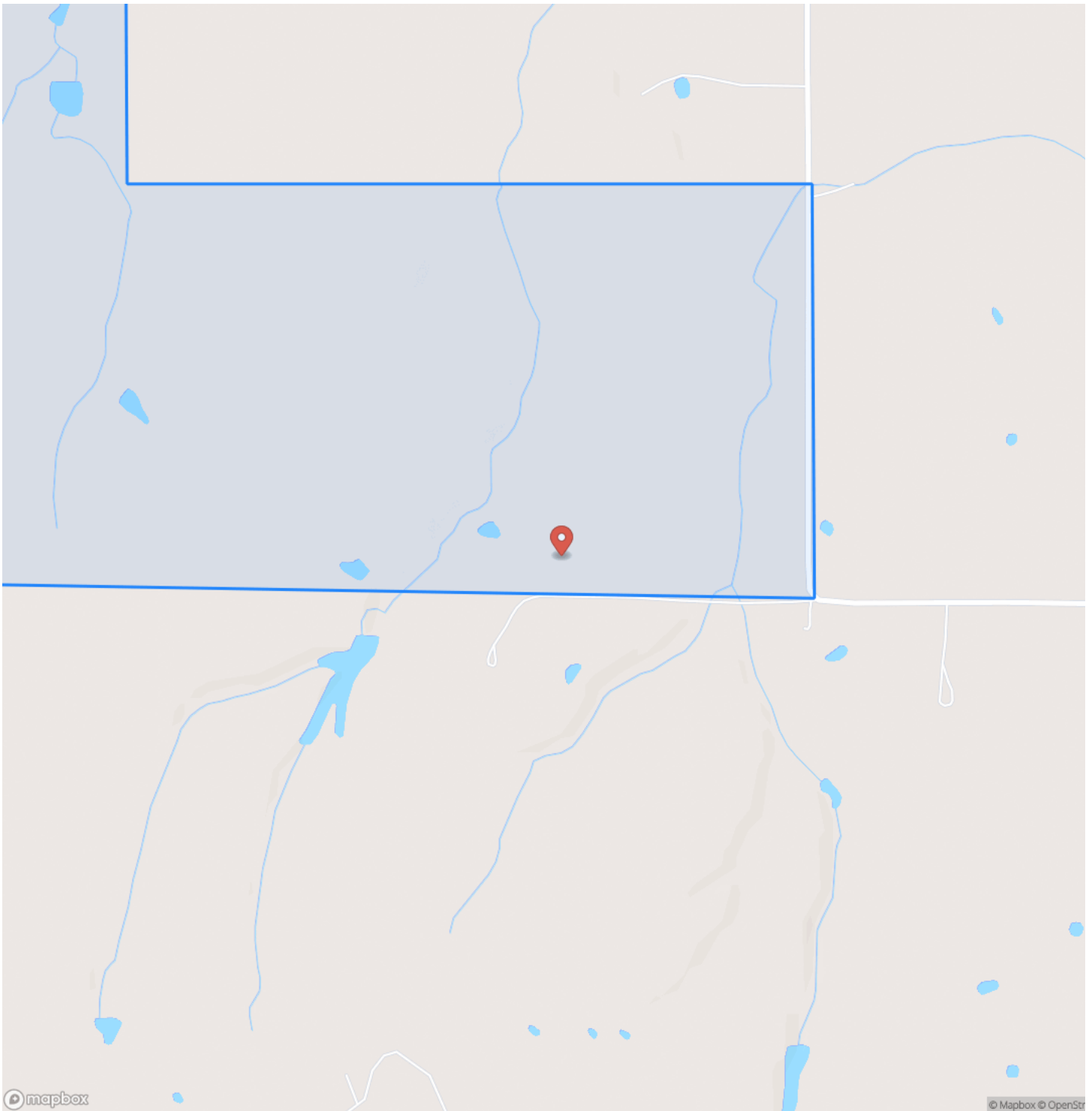
MORE INFO ONLINE:

Clearchoicera.com

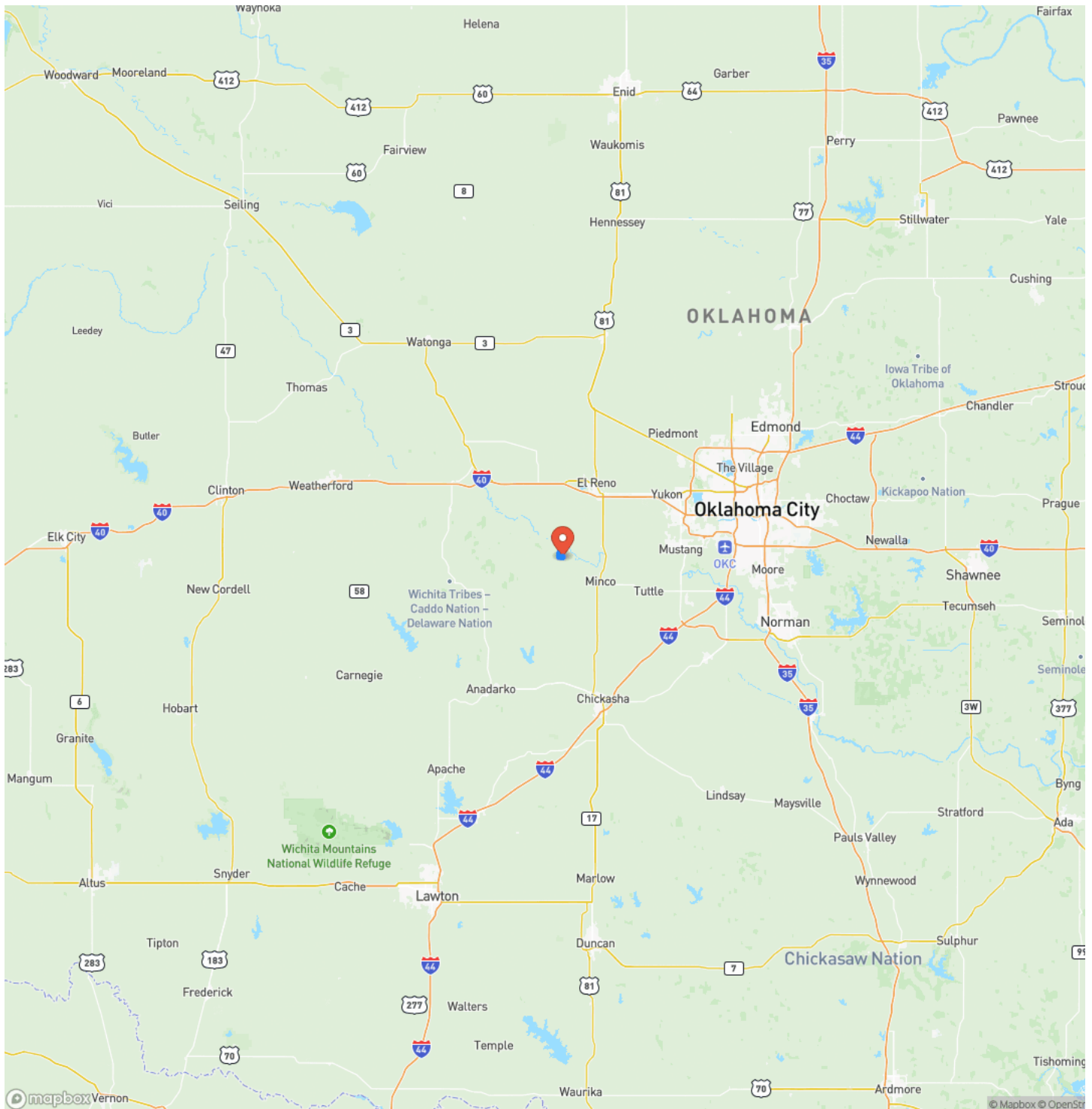
Brushy Lake 372
Minco, OK / Grady County



Locator Map



Locator Map



MORE INFO ONLINE:

Clearchoicera.com

Satellite Map



Brushy Lake 372
Minco, OK / Grady County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tami Utsler

Mobile

(405) 406-5235

Office

(405) 406-5235

Email

tami@clearchoicera.com

Address

P.O. Box 40

City / State / Zip

Minco, OK 73059

NOTES

[illegible]

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.

Clear Choice Realty & Auction LP
P.O. Box 40
Minco, OK 73059
(405) 406-5235
Clearchoicera.com
