

**70 Acres with a 30-Acre Lake in Garfield County**  
N Getty Rd Garber Oklahoma  
Garber, OK 73738

**\$425,000**  
70± Acres  
Garfield County



## 70 Acres with a 30-Acre Lake in Garfield County Garber, OK / Garfield County

### SUMMARY

#### Address

N Getty Rd Garber Oklahoma

#### City, State Zip

Garber, OK 73738

#### County

Garfield County

#### Type

Farms, Hunting Land, Ranches, Recreational Land, Lakefront, Undeveloped Land

#### Latitude / Longitude

36.381394 / -97.517878

#### Acreage

70

#### Price

\$425,000

#### Property Website

<https://www.saltplainsproperties.com/property/70-acres-with-a-30-acre-lake-in-garfield-county-garfield-oklahoma/77702/>



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### **PROPERTY DESCRIPTION**

This exceptional 70-acre property features a stunning 30-acre Army Corps of Engineers lake, fully stocked with bass, crappie, and catfish. Additionally, a small wetland area offers the potential for development into a premium moist soil unit for waterfowl, as the property sits in a prime location along the Central Flyway between Covington and Garber—just one mile off Highway 412. Whether you're an avid angler, hunter, or outdoor enthusiast, this property provides unmatched recreational opportunities.

With multiple build sites, electricity on the south side, and an abundance of deer and Rio Grande turkey, this property offers incredible recreational and forever home potential. The land also produces a quality hay crop and has been carefully maintained by the same family since the early 1950s. Additional acreage is available, featuring highly productive Class I & II soils currently in a corn and soybean rotation, with winter wheat in the fall—ideal for farming operations or investment opportunities.

Conveniently located just 15 minutes from Enid, 40 minutes from Edmond and Oklahoma City, and with easy access to I-35, this is a rare opportunity to own big water in a highly sought-after area of Oklahoma.

**Don't miss this once-in-a-lifetime chance to own a truly special piece of land!**



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**LISTING REPRESENTATIVE**

For more information contact:



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**City / State / Zip**

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**NOTES**

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## **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 the broker or agent is 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, 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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