

Hwy 19 & Washita River Frontage
Lindsay, OK
Lindsay, OK 73052

\$267,750
63± Acres
Garvin County



Hwy 19 & Washita River Frontage
Lindsay, OK / Garvin County

SUMMARY

Address

Lindsay, OK

City, State Zip

Lindsay, OK 73052

County

Garvin County

Type

Riverfront, Hunting Land, Undeveloped Land

Latitude / Longitude

34.845423 / -97.666777

Taxes (Annually)

148

Acreage

63

Price

\$267,750



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PROPERTY DESCRIPTION

This pristine 63-acre property located just west of Lindsay presents an outstanding opportunity for those seeking a premier outdoor recreation and agricultural investment.

Featuring approximately 20 acres of highly coveted Class 1 and 2 farmland, ideally suited for cultivating bountiful crops. However, the true highlight is the roughly 1,400 feet of Washita River frontage along the southern boundary. Envision spending crisp November mornings discreetly positioned, pursuing the area's legendary whitetail deer as they cruise along the river. A portion of the acreage extends across the river as well, pending access, providing an exceptional vantage point for hunting expeditions.

The remaining 25+ acres consist of rougher terrain ideally suited for habitat development and deer management practices. With thoughtful planning, this area could be transformed into an optimal staging ground before deer transition into the surrounding agricultural fields of soybeans and corn. Nurture it accordingly, and you'll possess your own private hunting sanctuary.

Additionally, this property offers lucrative income potential. The previous owner successfully negotiated water rights agreements with oil and gas companies, capitalizing on the valuable Washita River frontage. Garnering supplemental revenue from this resource.

This phenomenal combination of fertile cropland, premier hunting grounds, and income-generating opportunities is conveniently situated in the highly desirable Garvin County region. A listing of this caliber is a rarity - seize this chance to acquire your own slice of Oklahoma's natural bounty.



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