

Cross Property 360 Property View

N 3285 Road, Pauls Valley, Oklahoma 73075

Listing



Vacant Land

MLS#: **1148649**
 Address: **[N 3285 RD, Pauls Valley, OK 73075](#)**
 Addition: **0**
 Area: _____ County: **Garvin**
 Assess Acct#: **000**
 Land SqFt/Dim: **6,316,200**
 Lot: **0.0** Block: **0**
 Directions: **From Pauls Valley take ECR 1570 east across the river bridge property is on the south side of the road.**

Status: **Active**
 Type: **Farm/Ranch**
 List Price: **\$667,000**
 Close Price: _____
 LP\$/SQFT: **\$0.11**
 LP\$/Acre: **\$4,600**
 Acre: **145.000**

Recent Change: 01/28/2025 : UP : \$331,200->\$667,000

| General Information | | | | | |
|---------------------|------------|---------------|---------------|--------------|---------------------------------------|
| Exist Res: | No | Equip Inc: | No | Farm Type: | Combination |
| Mobile Home Allow: | Yes | # of Barns: | 0 | Topography: | |
| | | Subdivide: | Yes | Disclosure: | Exempt |
| HSE: | Yes | Tax: | \$0.00 | Soil Type: | |
| Barn Desc: | | Builder Name: | | Lot Desc: | Riverfront, Wooded, Waterfront |
| Min SqFt: | | HOA Inc: | | Zoning: | Agriculture |
| HOA Fee: | | | | Flood Plain: | |
| Docs on File: | | | | | |

Remarks:

This 145-acre tract of prime river-bottom farmland is a rare opportunity for agricultural success. Expertly leveled and meticulously maintained, the land features fully repaired drainage systems, ensuring optimal water management. Partially replanted in high-quality alfalfa, this fertile property is ready to deliver outstanding yields for years to come. Conveniently located with easy access, it's ideal for farming enthusiasts or investors seeking productive acreage in a picturesque rural setting.

| Schools | | | |
|---------|------------------------|---------------|-------------------------|
| Elem: | Jackson ES | Middle: | Pauls Valley JHS |
| High: | Pauls Valley HS | Sch District: | Pauls Valley |

| Farm Information | | |
|------------------|--|-------------|
| Misc Features: | | Springs: |
| Other Acres: | | Addl Water: |
| | | Fenced: |
| | | Rd Surface: |
| | | Rd Access: |
| | | Rd Maint: |

| Utilities | | | |
|-----------|------------|-----------|--|
| Water: | | Sewer: | |
| Phone: | Yes | Electric: | |
| | | Gas: | |

| Office and Showing Information | | | |
|--------------------------------|--|---------------|---|
| Terms: | | LBox: | |
| Show Instr: | Anytime | S Cond: | None |
| List Type: | Exclusive Right to Sell | Internet: | Yes / Yes / Yes |
| List Agent: | 176547/Jeromy Landress | Occupied: | No |
| Agent Lic#: | 176547 | Service Type: | Full Service |
| Agent Phone: | 405-641-4064 | List Broker: | PPRL01/Platinum Peak Realty Inc. |
| Agent Email: | landressjeromy@gmail.com | Broker Lic#: | 210331 - Jeromy Landress |
| Agent Cell: | 405-641-4064 | Office Phone: | 405-301-7700 |
| Agent Web: | http://www.platinumpeakrealtyinc.com | Office Fax: | |
| | | Agent Fax: | |
| | | Office Web: | |

Schedule a Showing

L/Ofc Remarks

This property can be split in half if someone wanted a smaller section.

| Listing Information | | | |
|----------------------|-------------------|------------------------|-------------------|
| List Date: | 12/30/2024 | DOM: | 29 |
| Original List Price: | \$331,200 | Pend Date: | |
| | | Expire Date: | 12/30/2025 |
| | | On Market Date: | |

Prepared By: **Jeromy Landress**

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Date Printed: **01/28/2025**

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