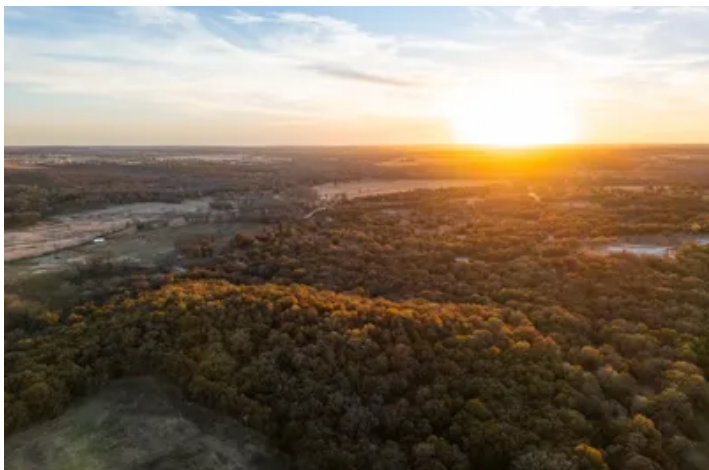


Baseline Ridge Ranch
Baseline Road
Tussy, OK 73488

\$174,900
29.940± Acres
Carter County



Baseline Ridge Ranch
Tussy, OK / Carter County

SUMMARY

Address

Baseline Road

City, State Zip

Tussy, OK 73488

County

Carter County

Type

Undeveloped Land, Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude

34.504061 / -97.528568

Acreage

29.940

Price

\$174,900

Property Website

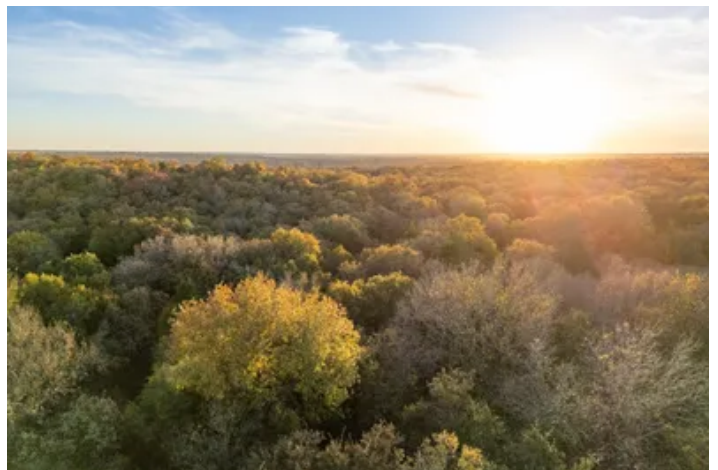
<https://arrowheadlandcompany.com/property/baseline-ridge-ranch-carter-oklahoma/93957/>



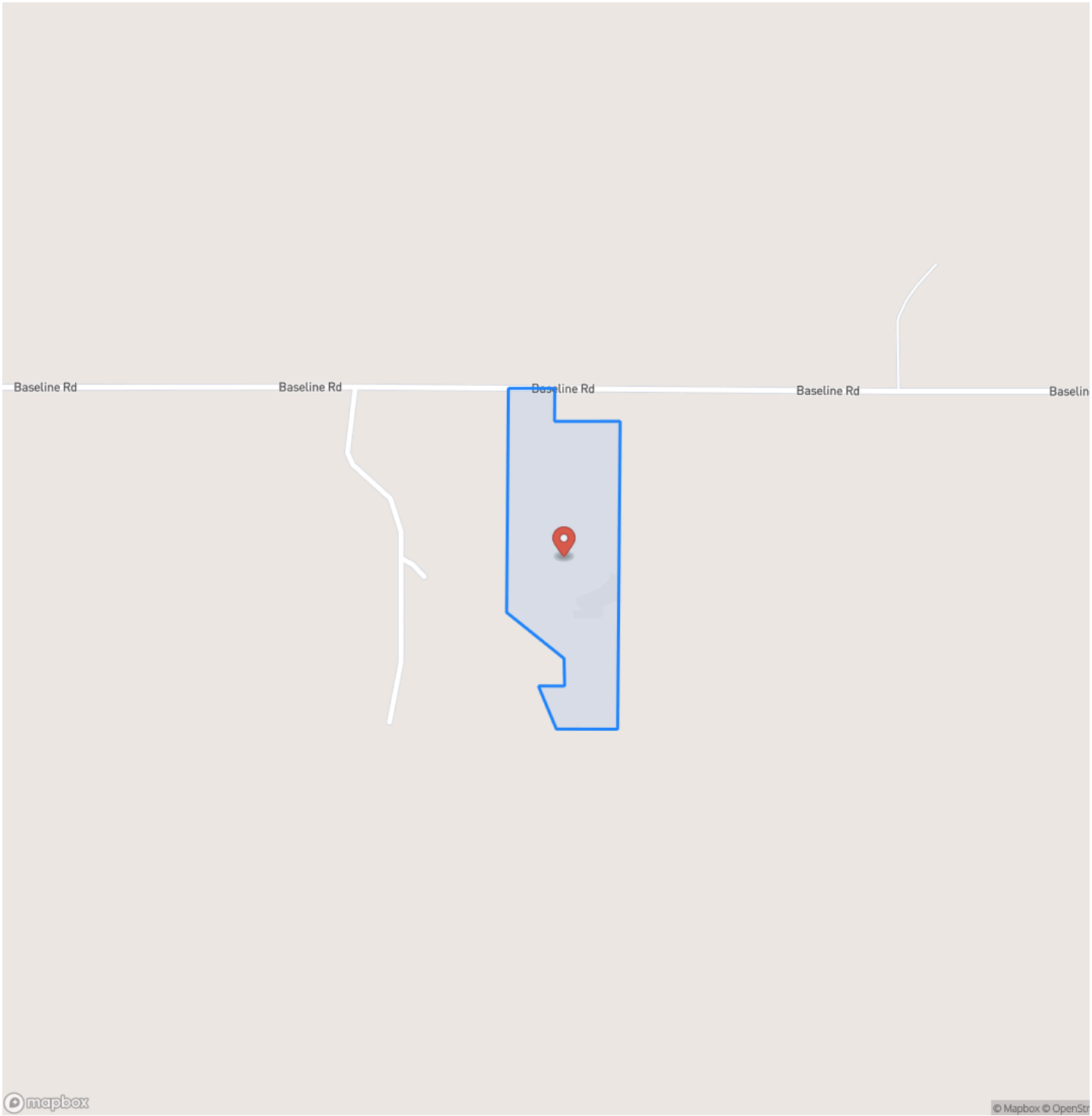
PROPERTY DESCRIPTION

Introducing the Baseline Ridge Ranch, 29.94 +/- acres located in Carter County, Oklahoma! This property features diverse terrain highlighted by rock outcroppings and elevated ridges offering stunning panoramic views. A well-established trail system winds through the land, providing easy access to every corner, ideal for exploring, hunting, or ATV riding. For the outdoorsman, this ranch offers prime habitat for whitetail deer, wild hogs, and turkey, with plenty of natural cover and a small pond tucked into the southwest corner to attract wildlife year-round. The property has been thoughtfully prepared for future development or a private retreat. There is a water meter already installed, electricity is available at Baseline Road, and the owner has completed both a survey and perc test for septic, saving valuable time and expense. Whether you're looking for a weekend getaway, hunting retreat, or long-term land investment, Baseline Ridge Ranch checks every box. Located approximately 1 hour 20+/- minutes to Oklahoma City, 45+/- minutes to Ardmore, and 2+/- hours to Fort Worth. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jimmy Padgett at [\(817\) 913-5323](tel:8179135323).

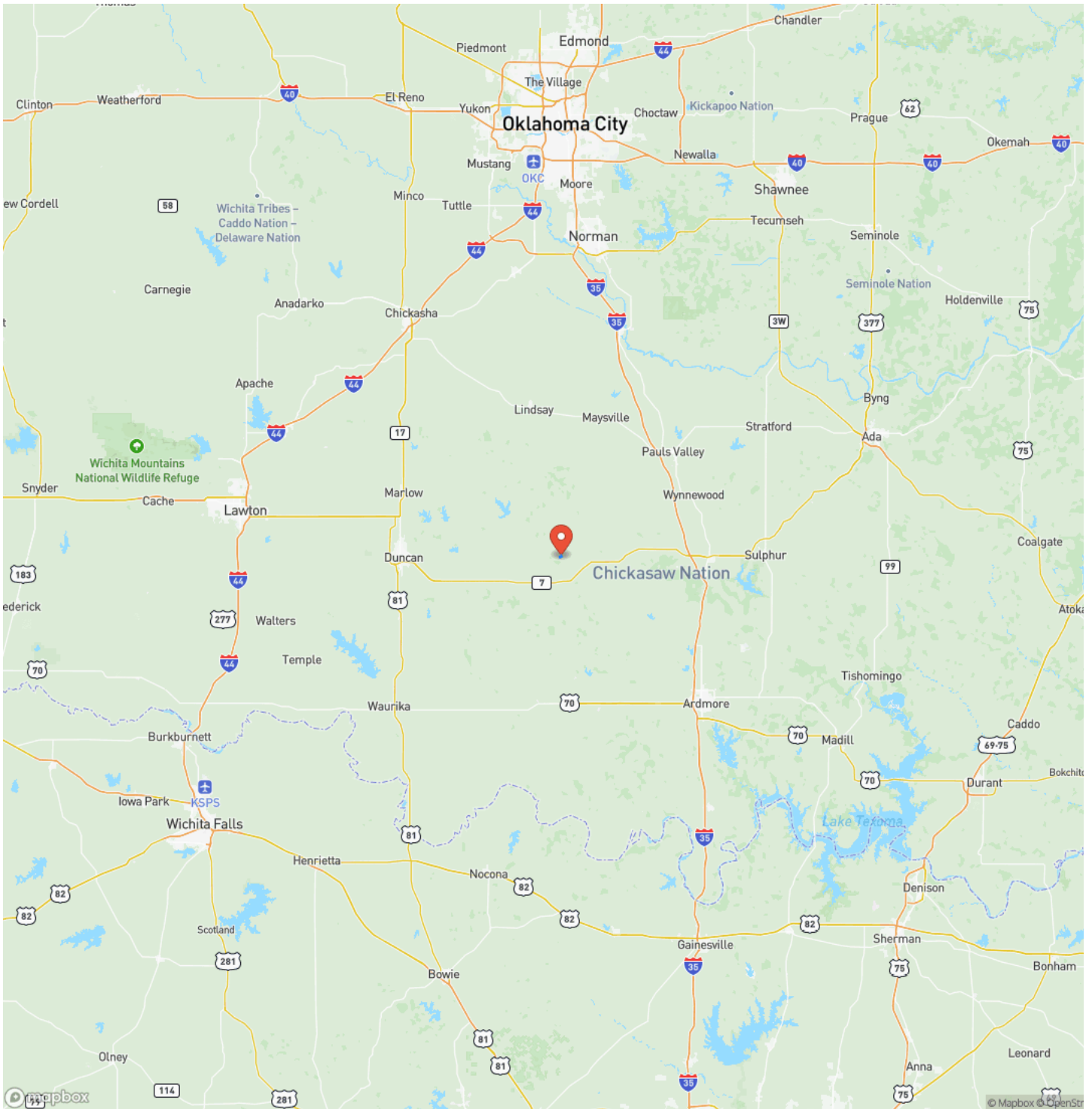
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



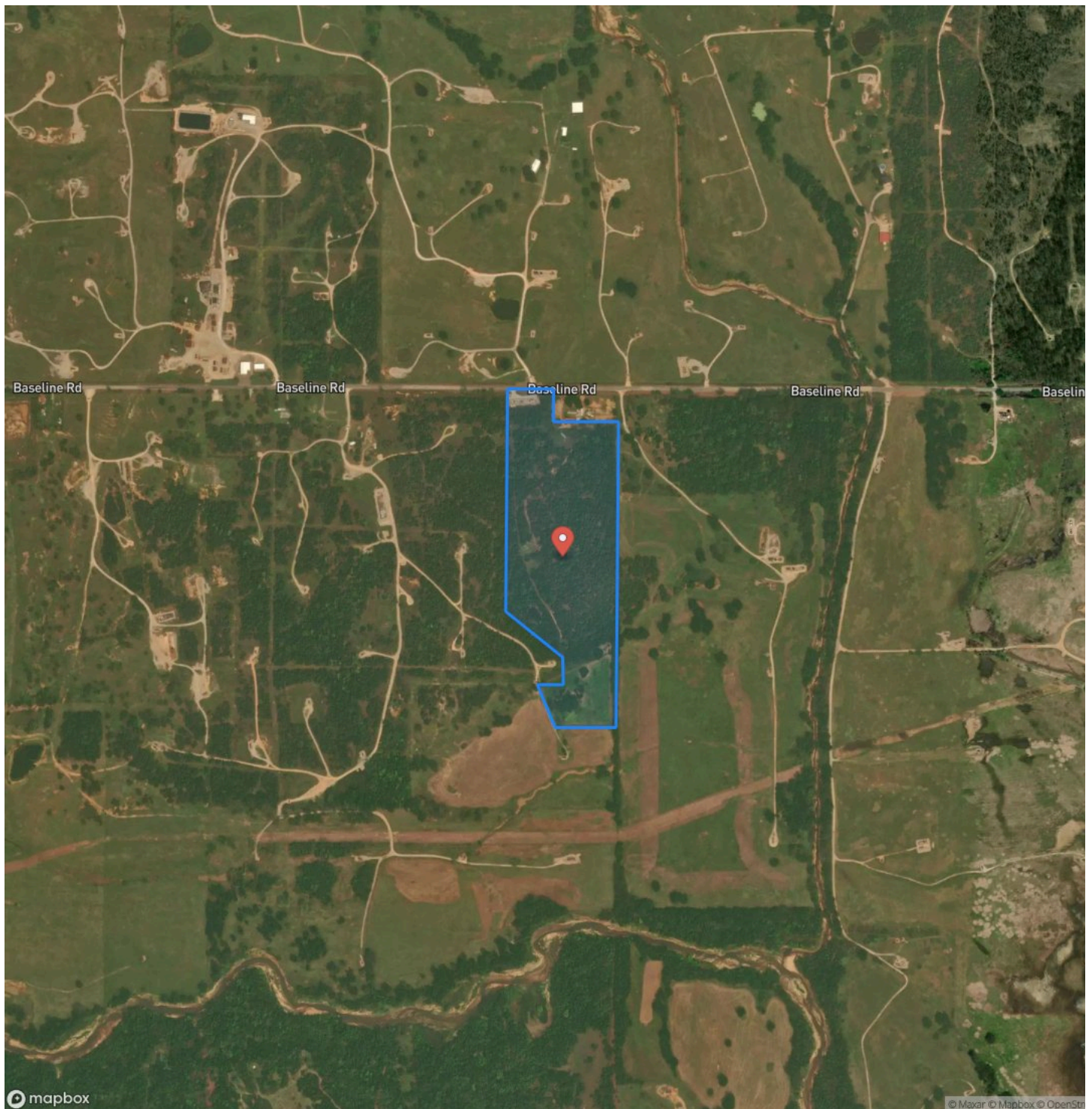
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jimmy Padgett

Mobile

(817) 913-5323

Email

jimmy.padgett@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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