

**Baseline Ridge Ranch**  
**Baseline Road**  
**Tussy, OK 73488**

**\$166,900**  
**29.940± Acres**  
**Carter County**



**Baseline Ridge Ranch**  
**Tussy, OK / Carter County**

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**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**

\$166,900

**Property Website**

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



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**PROPERTY DESCRIPTION**

PRICE REDUCED! 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:(817)913-5323).

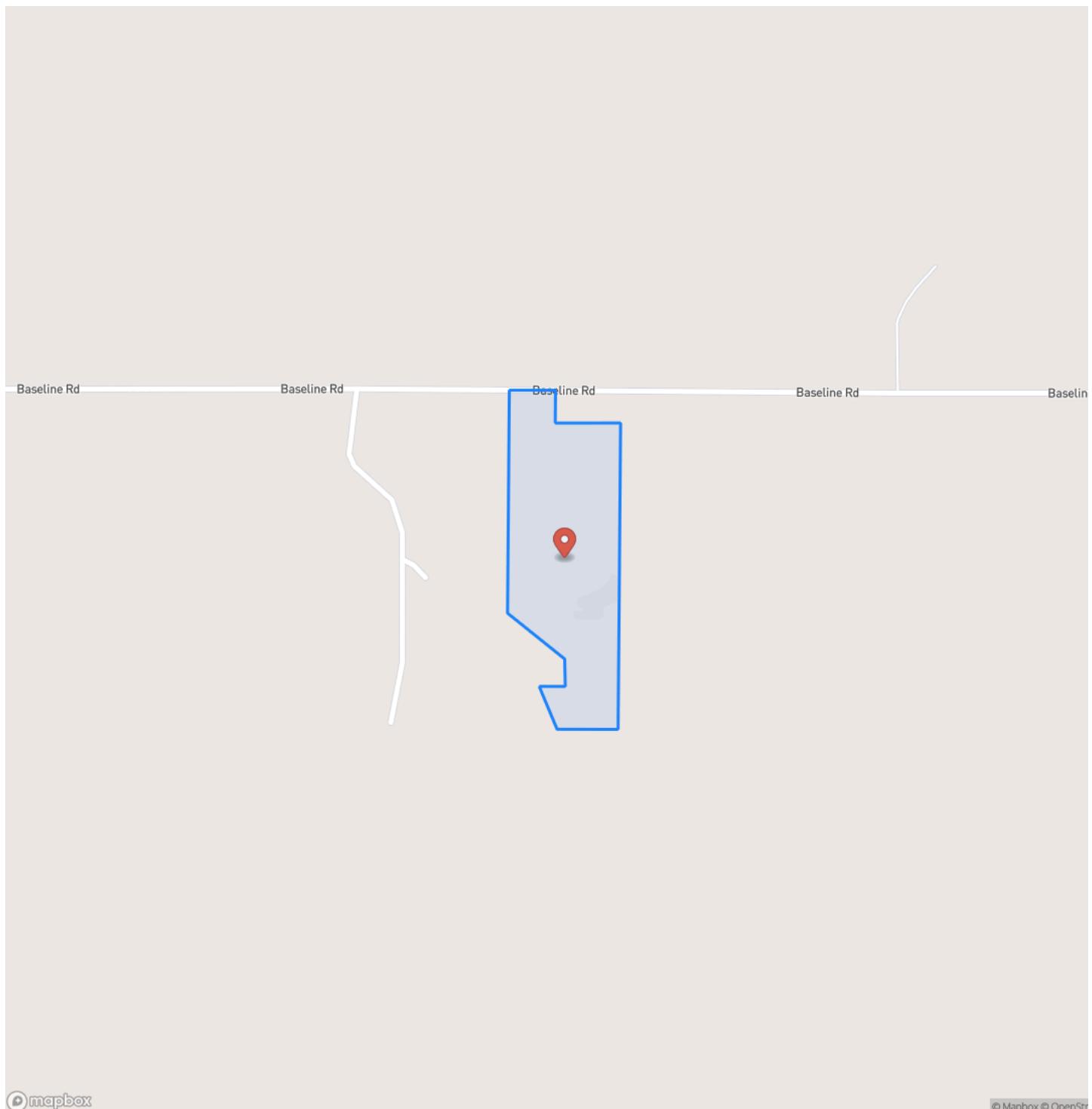
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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

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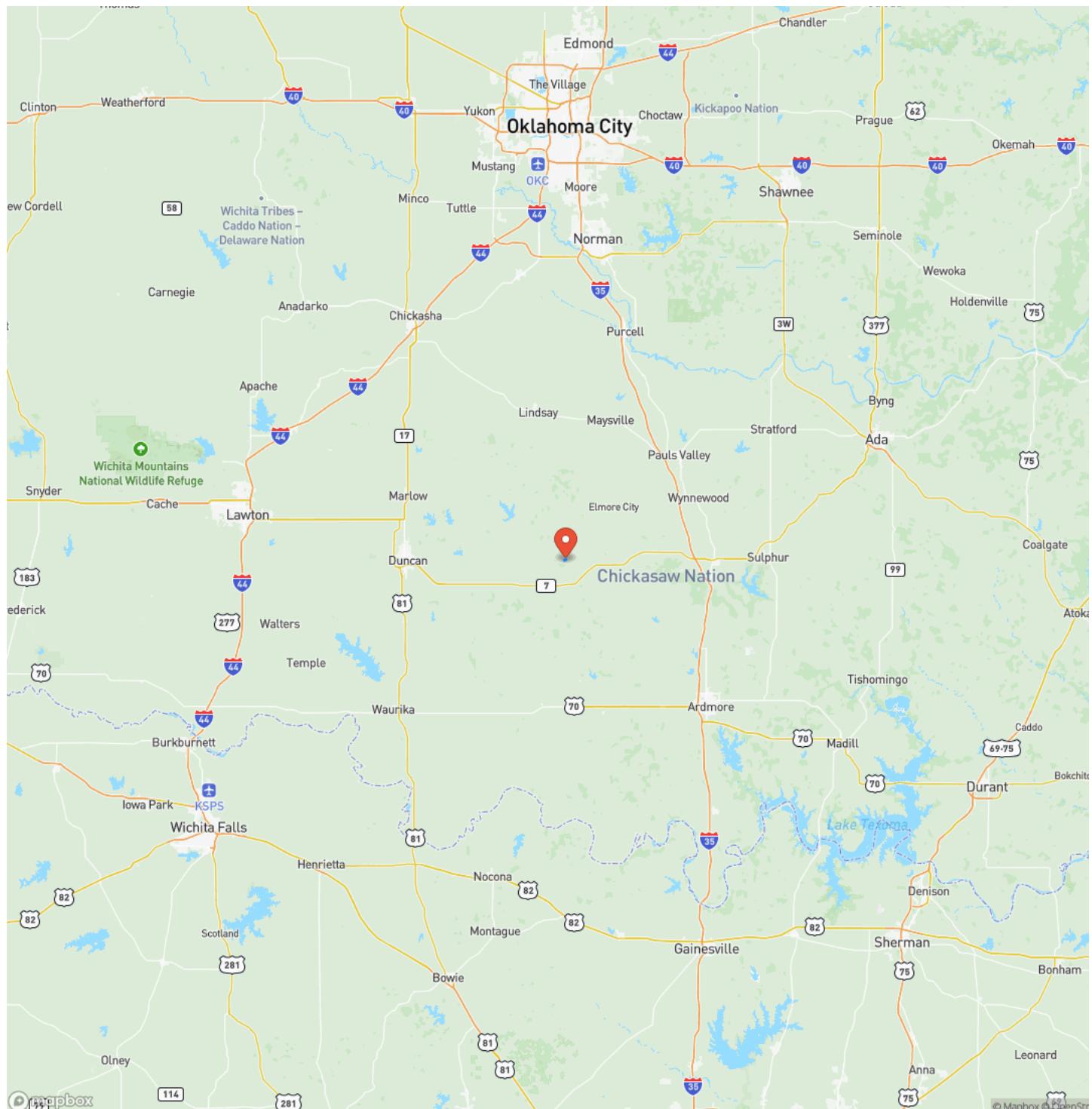
## Locator Map



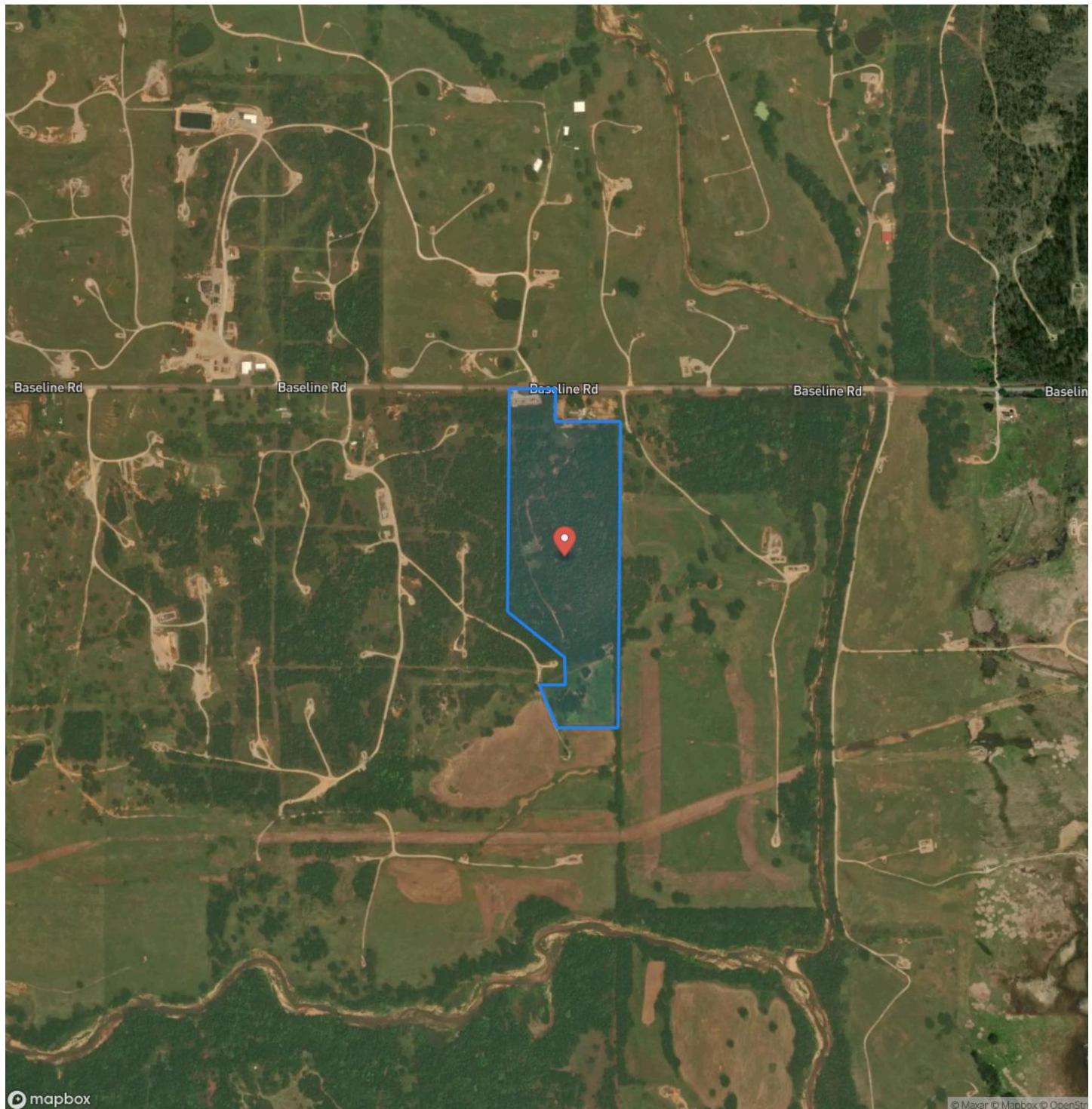
© mapbox

© Mapbox © OpenStreetMap

## Locator Map



## Satellite Map



## Baseline Ridge Ranch Tussy, OK / Carter County

**LISTING REPRESENTATIVE**  
For more information contact:



## Representative

Jimmy Padgett

## Mobile

(817) 913-5323

## Email

jimmy.padgett@arrowheadlandcompany.com

## Address

**City / State / Zip**

## NOTES

## NOTES



**ARROWHEAD**  
LAND COMPANY

## **DISCLAIMERS**

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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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