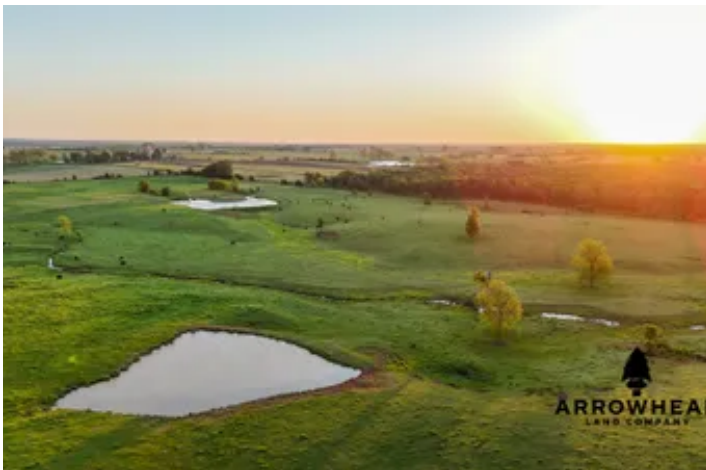


**North Bermuda Meadows Ranch**  
Tract 1 Shady Grove Rd  
Bennington, OK 74723

**\$600,000**  
120± Acres  
Bryan County



**North Bermuda Meadows Ranch**  
**Bennington, OK / Bryan County**

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**SUMMARY**

**Address**

Tract 1 Shady Grove Rd

**City, State Zip**

Bennington, OK 74723

**County**

Bryan County

**Type**

Undeveloped Land, Hunting Land, Ranches

**Latitude / Longitude**

33.940062 / -95.995563

**Acreage**

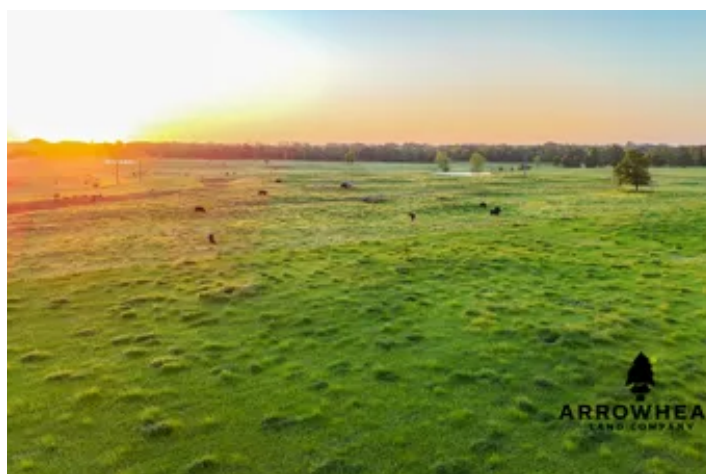
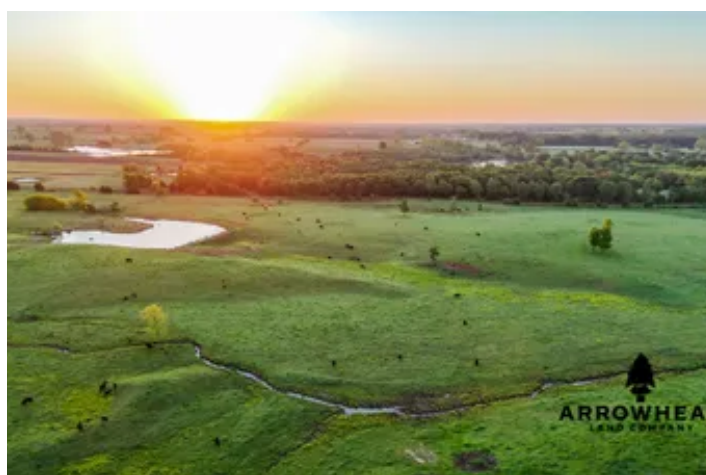
120

**Price**

\$600,000

**Property Website**

<https://arrowheadlandcompany.com/property/north-bermuda-meadows-ranch-bryan-oklahoma/55365/>



## North Bermuda Meadows Ranch Bennington, OK / Bryan County

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### **PROPERTY DESCRIPTION**

Introducing the North Bermuda Meadows Ranch! This a 120 +/- acre cattle ranch offer 80 +/- acres of Bermuda grass and 40 +/- acres of Rye grass! It has 5 ponds on the ranch and all of them are loaded with big catfish and largemouth bass! This ranch has a brand new 7 strand barbed wire fence and a relatively new 6 wire fence. The ranch supports a 2.5 - 3 +/- acre stocking rate. Hunting is available along the west fence line and is known to have an abundance of deer! The ponds hold waterfowl in the winter offering great waterfowl hunting. What's also awesome about the ranch is the gates and cattle guards throughout the property. Don't miss out on owning the North Bermuda Meadows Ranch! Located just 10 +/- min from Bennington, 35 +/- mins from Durant, and 45 +/- mins from Hugo. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jared Prewett ([\(580\) 399-2583](tel:5803992583)) .

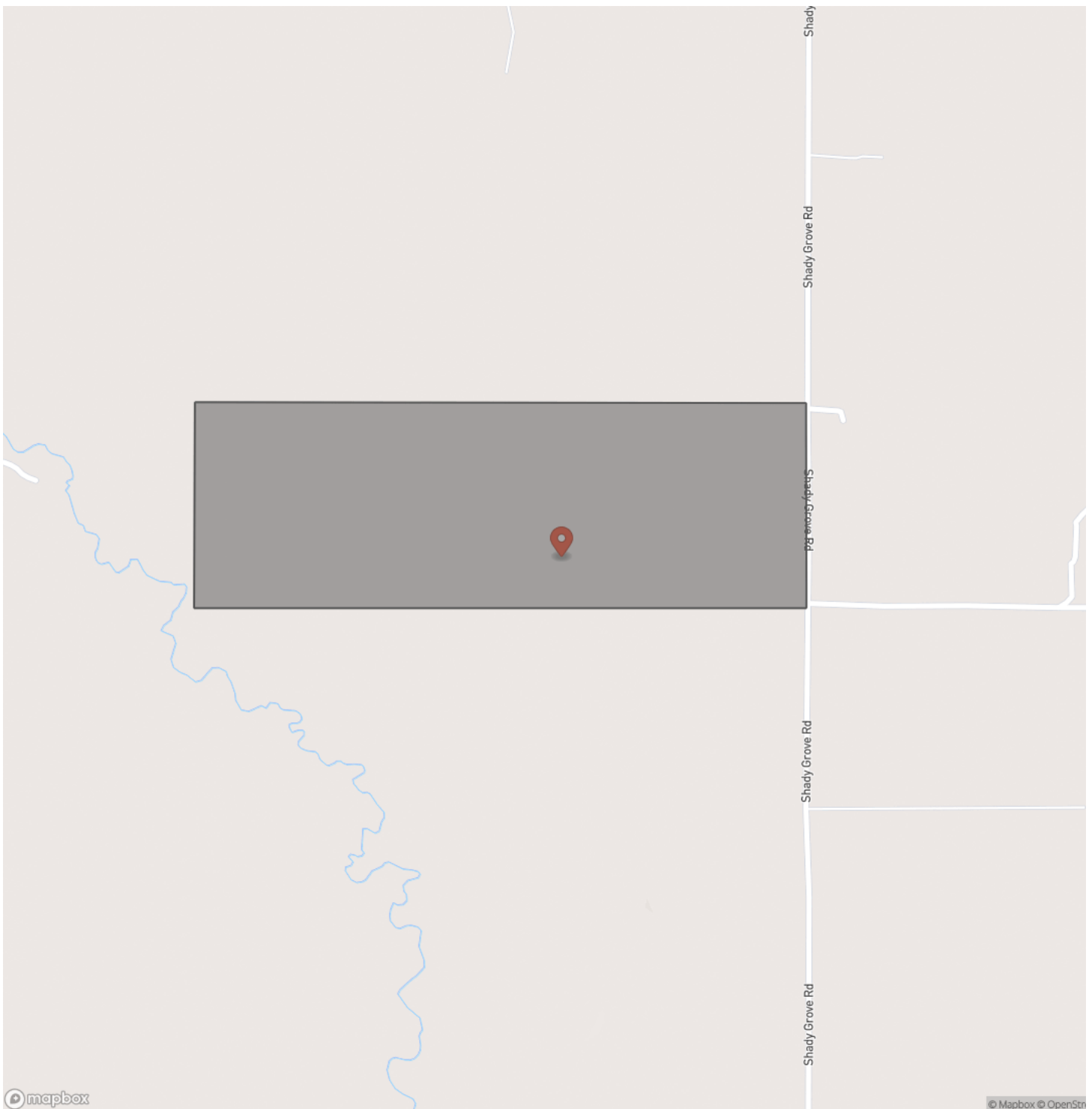




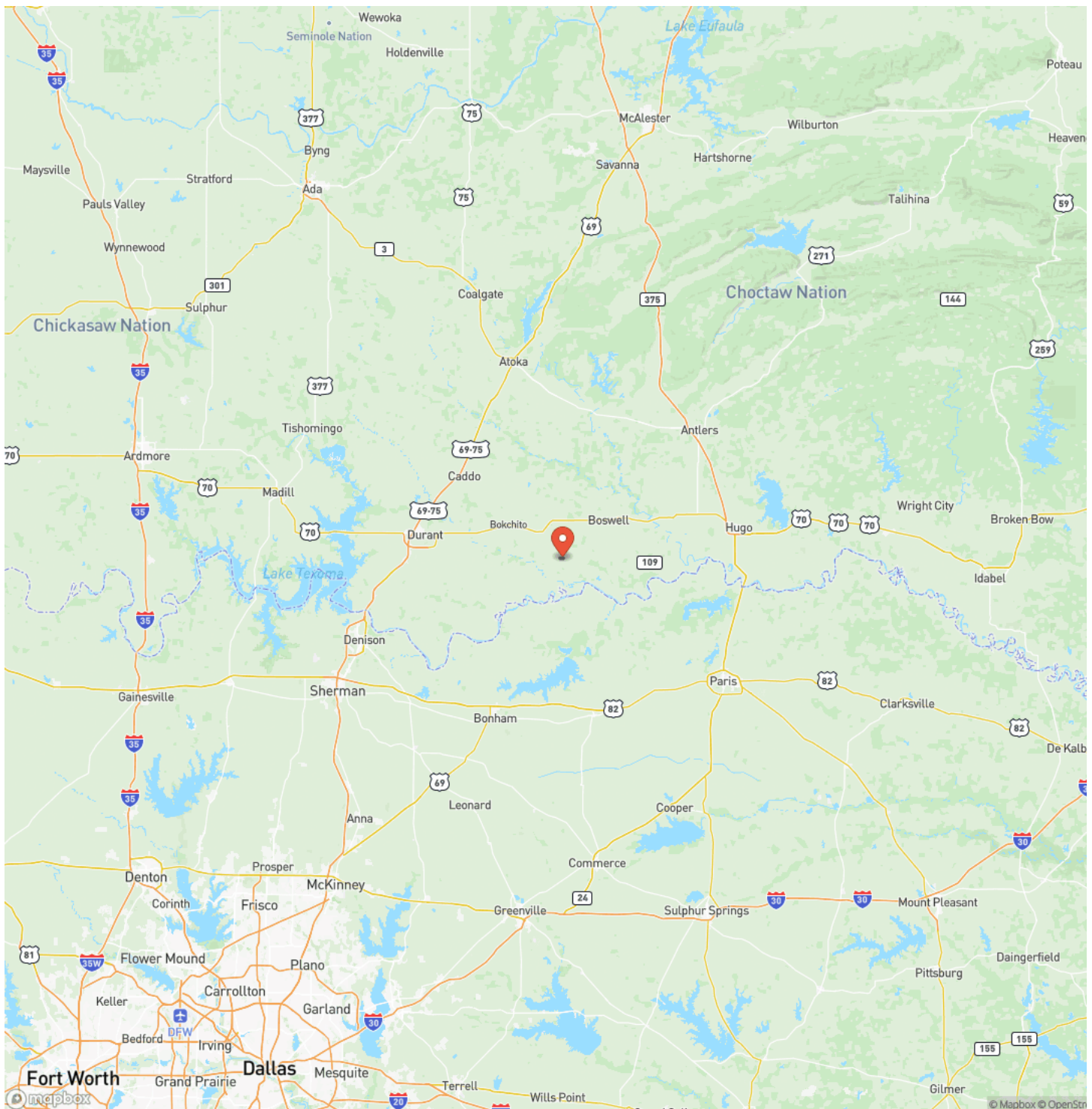
North Bermuda Meadows Ranch  
Bennington, OK / Bryan County



## Locator Map



## Locator Map





## Satellite Map



**North Bermuda Meadows Ranch**  
**Bennington, OK / Bryan County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jared Prewett

## Mobile

(580) 399-2583

## Email

jared.prewett@arrowheadlandcompany.com

**Address**

## City / State / Zip

Maud, OK 74854

## NOTES



**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run 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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