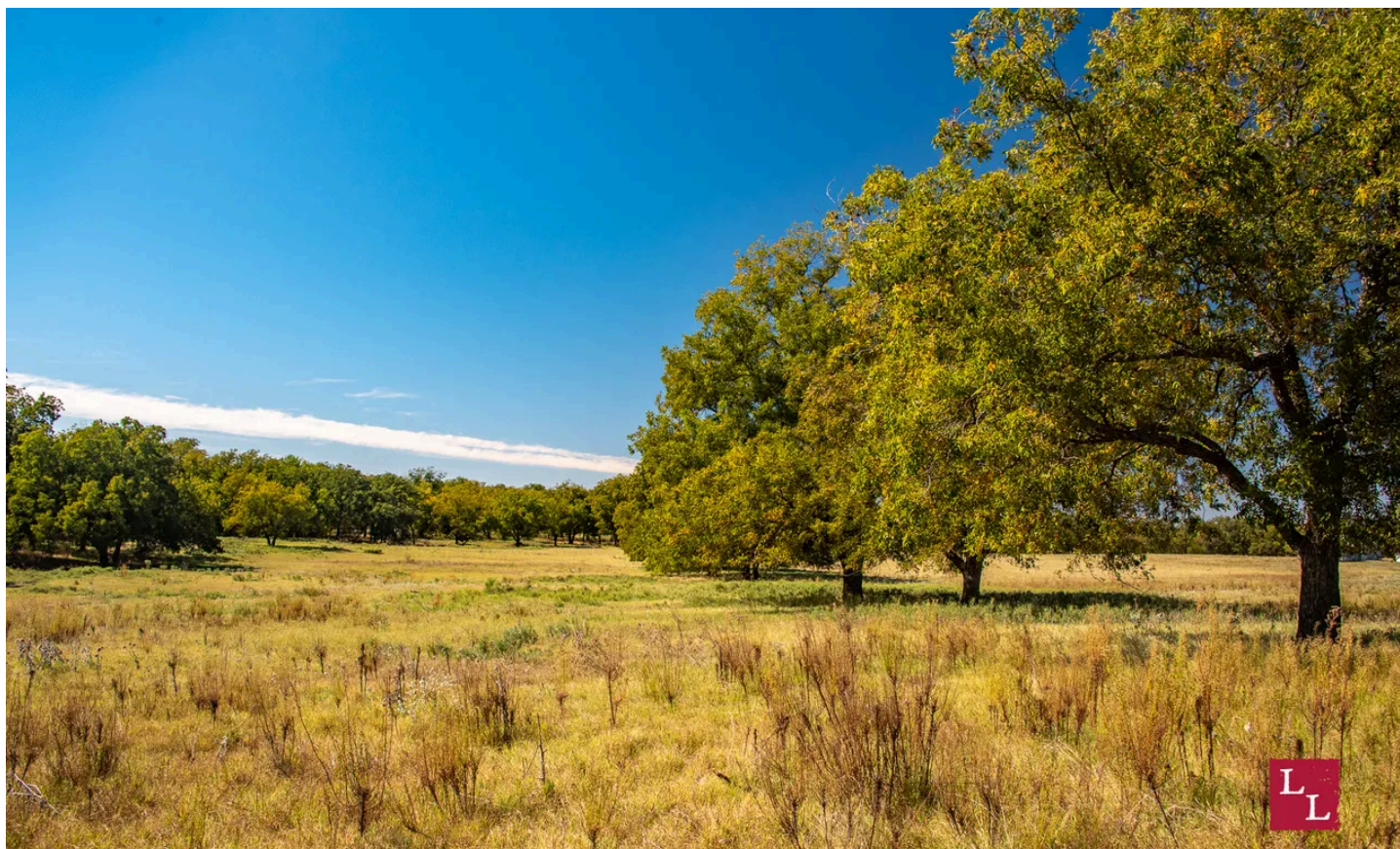


Clear Creek Ranch East
35023 Porter Road
Ringling, OK 73456

\$1,050,000
193± Acres
Jefferson County



Clear Creek Ranch East
Ringling, OK / Jefferson County

SUMMARY

Address

35023 Porter Road

City, State Zip

Ringling, OK 73456

County

Jefferson County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.056685 / -97.561044

Taxes (Annually)

1163

Dwelling Square Feet

2376

Bedrooms / Bathrooms

3 / 2

Acreage

193

Price

\$1,050,000

Property Website

<https://legendary.land/property/clear-creek-ranch-east-jefferson-oklahoma/66507/>



Clear Creek Ranch East

Ringling, OK / Jefferson County

PROPERTY DESCRIPTION

Clear Creek Ranch in western Love County is in ideal combination property offering fertile cattle and hay pastures and native pecan bottoms mixed with hardwood timber which makes this also an outstanding hunting property. Creek bottoms of Love County are widely known for producing big whitetail deer and healthy flocks of Rio Grande turkeys. The flat topography in the creek bottom has potential for building waterfowl impoundments amongst native pecan trees. There is an existing ranch house on the property being sold AS-IS.

*There is an adjoining 200 acre property on the West side of this tract which can be added together for a total of 393 acres
(Click the All Maps tab below to see an aerial of the 393 acres)

Location:

- *Ardmore - 33 miles
- *Marietta - 37 miles
- *Oklahoma City - 113 miles
- *DFW - 104 miles

Access:

- *1/2 mile of gravel County Road frontage

Water:

- *Three ponds
- *1/4 mile of seasonal Clear Creek
- *Duck impoundment potential

Utilities:

- *Electric Meter
- *Water well
- *Septic System

Climate:

- *Approximately +/- 35 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Waterfowl
- *Dove
- *Hogs

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Class 2 & 3 sandy loam soils
- *Rolling, mixed grass pastures with bermuda and native grasses
- *Topography ranging from 790' to 820'
- *Post oak timber



- *Flat hay field
- *Native pecan bottoms

Improvements:

- *2,376 sf brick home built in 1988 - 3 bedrooms, 2 bathrooms (Sold in AS-IS condition)
- *Miscellaneous outbuildings
- *Fenced on three sides (open on West to adjoining property)

Equipment:

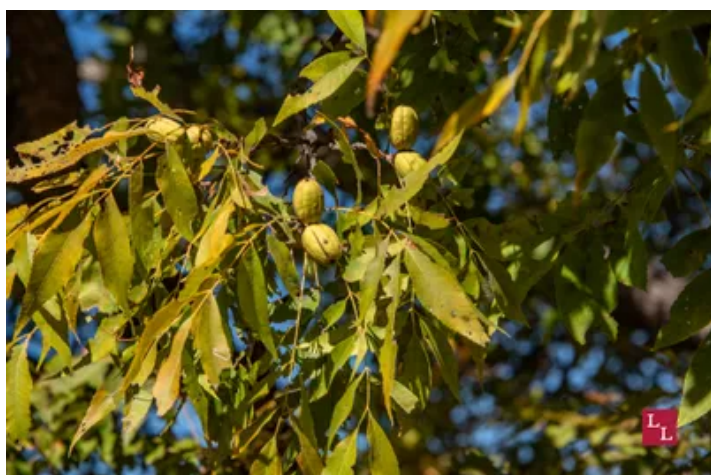
- *NA

If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

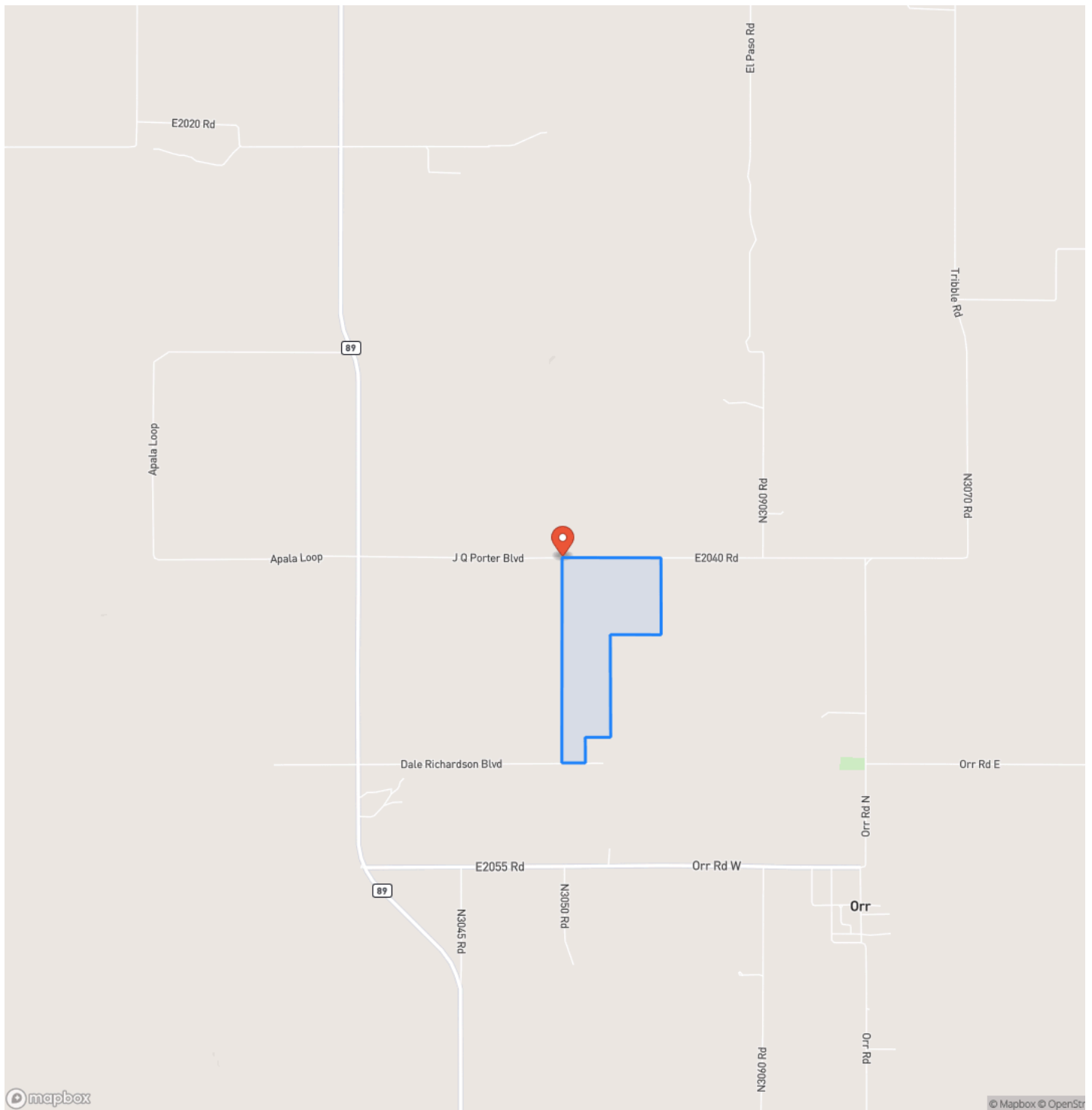
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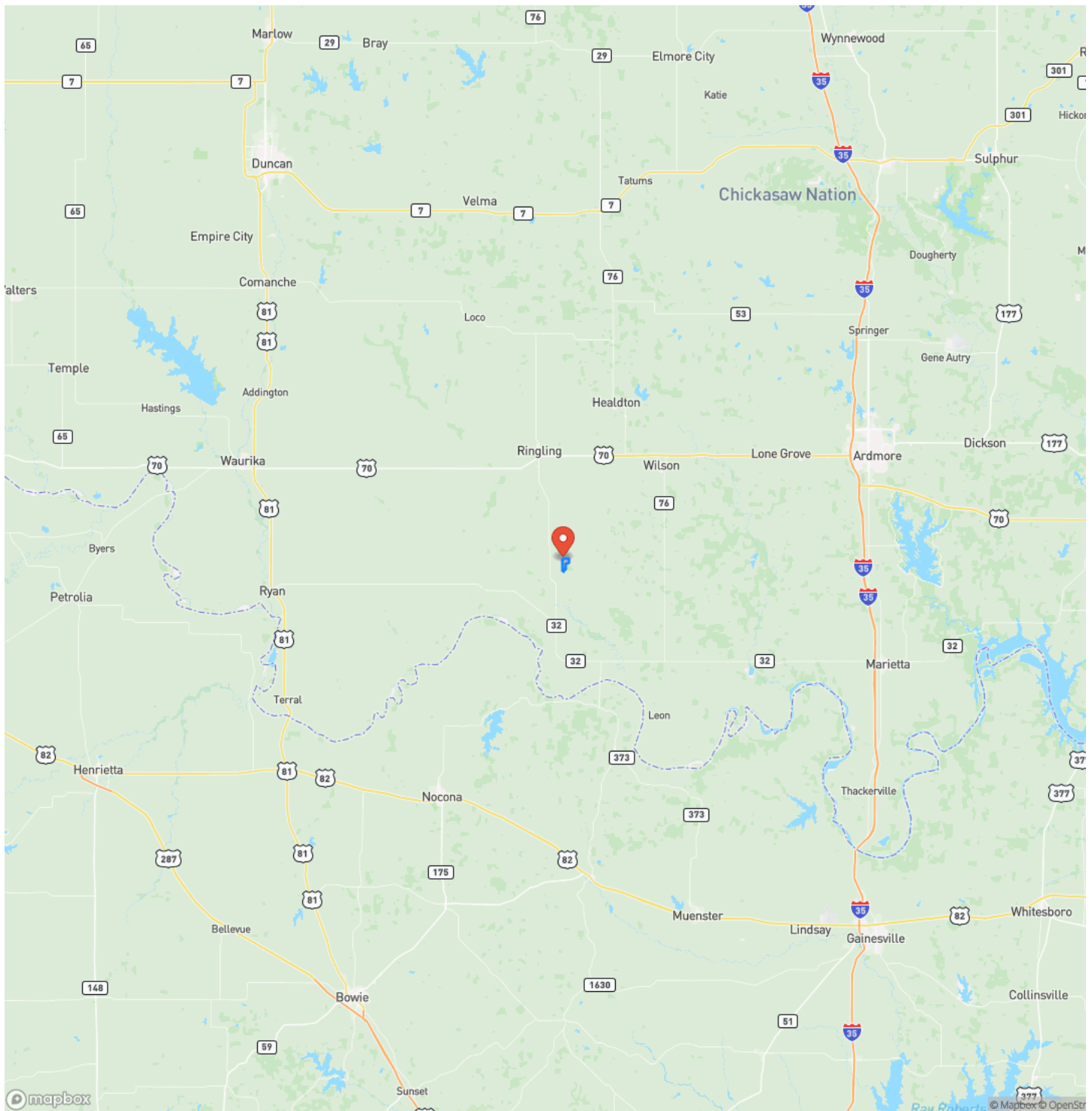
Clear Creek Ranch East
Ringling, OK / Jefferson County



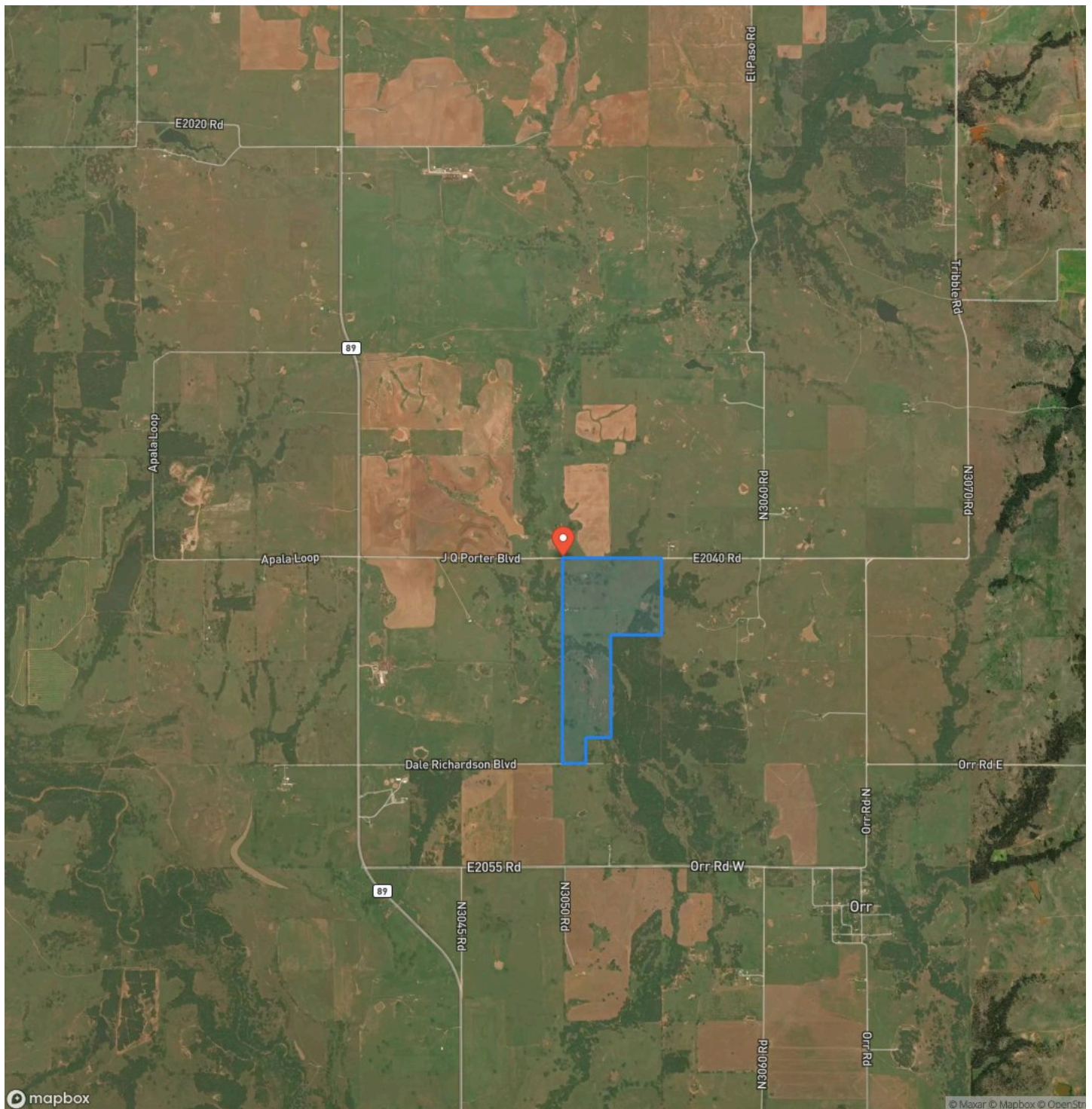
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Trevor Potts

Mobile

(580) 220-7790

Email

Trevor@Legendary.Land

Address

111 D Street SW

City / State / Zip

NOTES

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http://legendary.land

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.



Legendary Land Co
1021 Regal Rd
Yukon, OK 73099
(405) 206-0914
<http://legendary.land>

