

Washita River Ranch
Greasy Bend Road
Mannsville, OK 73447

\$1,963,500
330± Acres
Johnston County



Washita River Ranch
Mannsville, OK / Johnston County

SUMMARY

Address

Greasy Bend Road

City, State Zip

Mannsville, OK 73447

County

Johnston County

Type

Farms, Ranches, Undeveloped Land, Recreational Land, Hunting Land

Latitude / Longitude

34.21613 / -96.87605

Acreage

330

Price

\$1,963,500

Property Website

<https://legendary.land/property/washita-river-ranch-johnston-oklahoma/91799/>



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PROPERTY DESCRIPTION

The Washita River Ranch is a rare opportunity to own a property with frontage on the Washita River, which is one of the two tributaries which feeds into Lake Texoma. The property begins over 100' above the riverbed below with segmented ag fields which once grew a variety of cash crops. These fields could be put back into production, transitioned into hay fields, or used partially as food plots and partially as native bedding habitat for wildlife. Oak timbered forests surround these fields and provide wildlife with exceptional native habitat and an annual abundance of acorns. The property begins to fall off in elevation and enters an area of eroded badlands which are comprised of white and gray rocks and create a very unique land feature. From the West a spring-fed creek runs onto the property as it meanders for nearly a mile before draining into the river. In addition to being a phenomenal hunting property, the fishing in the Washita can be fantastic especially during wet springs when fish run out of Lake Texoma upstream to spawn.

Location:

- *Tishomingo - 17 miles
- *Ardmore - 18 miles
- *DFW - 105 miles
- *Oklahoma City - 110 miles

Access:

- *1/2 mile of County Road frontage

Water:

- * 1/2 mile of frontage along the Washita River
- * Nearly a mile of a small spring-fed creek
- * 2 small ponds

Utilities:

- *Rural water availability
- *Electricity along the county road frontage

Climate:

- *Approximately +/- 41 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Sand bass
- *Catfish
- *Crappie
- *Carp
- *Gar
- *Bluegill

Terrain:

- *Generally flat with a drastic decrease in elevation toward the Washita River



- *Fertile sandy loam soil - farm fields comprising approximately 95 acres
- *Elevation ranges from 650' to 750'
- *25% Open and 75% Wooded
- *Big, Mature hardwood timber
- *Bottomland river frontage

Improvements:

*NA

Equipment:

*NA

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

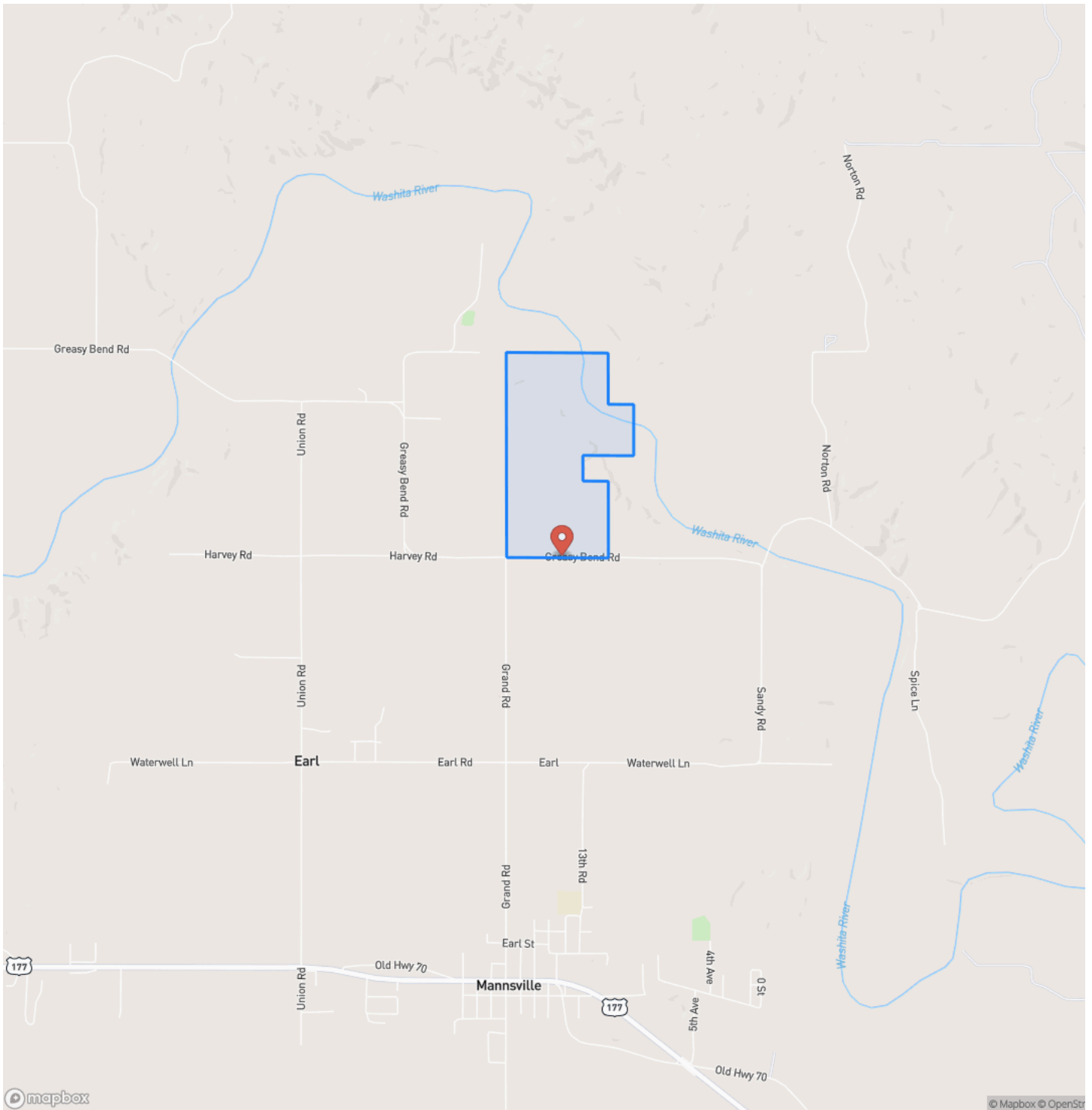
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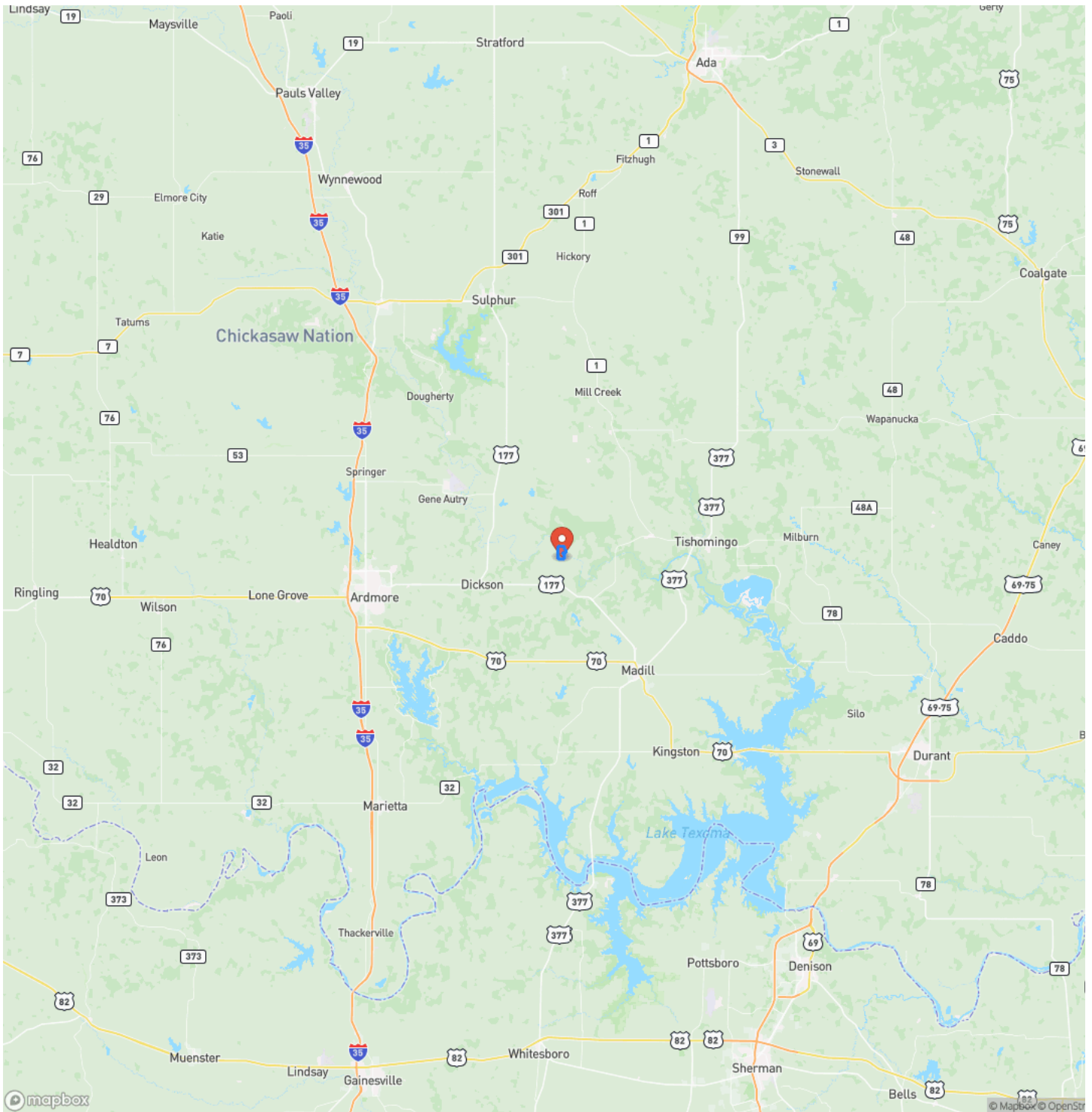
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Locator Map



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

