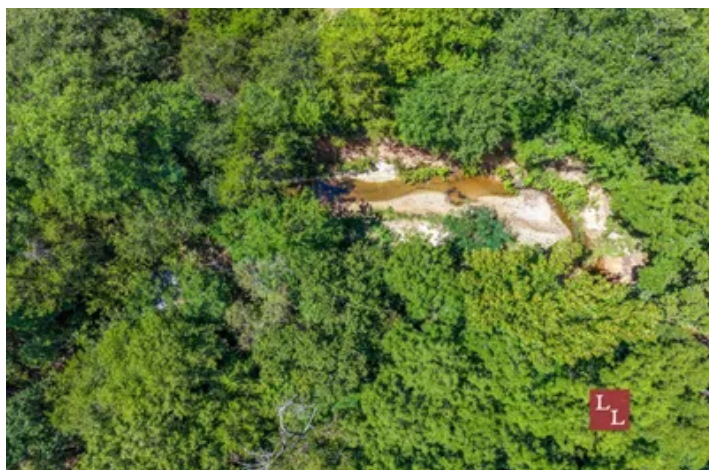


Dry Creek Ranch
Eastman Road
Burneyville, OK 73430

\$253,000
40± Acres
Love County



Dry Creek Ranch
Burneyville, OK / Love County

SUMMARY

Address

Eastman Road

City, State Zip

Burneyville, OK 73430

County

Love County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.947784 / -97.282564

Acreage

40

Price

\$253,000

Property Website

<https://legendary.land/property/dry-creek-ranch-love-oklahoma/88475/>



Dry Creek Ranch

Burneyville, OK / Love County

PROPERTY DESCRIPTION

Dry Creek Ranch is a rare, small acreage hunting tract which has always been difficult to find in Love County. It is situated amongst large neighboring ranches in an area known for producing big mature whitetail bucks. The Walnut Bayou Deer Management Association (WBDMA) is a cooperative which is comprised of over 12,000 acres of cumulative private ranches which are all managing to produce a quality deer herd. Increased doe harvest and decreased buck harvest is the core management strategy of the group which began in 1996. (click the Documents tab to download an informative pdf about the WBDMA) The property is a perfect mixture of small wildlife openings with native grass and thickets, along with mature oak timber.

Location:

- *Marietta, OK - 10 miles
- *DFW - 77 miles
- *Oklahoma City - 123 miles

Access:

- *1/4 mile of County Road Access

Water:

- *Dry Creek - which drains over 3,400 acres of watershed area

Utilities:

- *Water Wells attainable in the area
- *Electricity available

Climate:

- *Approximately +/- 39 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Rolling terrain with native grass pasture, thick oak forest and bottomland creekbed
- *Elevation ranging from 730' to 780'
- *Excellent hunting in an area known for producing big whitetail deer

Improvements:

- *NA

Equipment:

- *NA

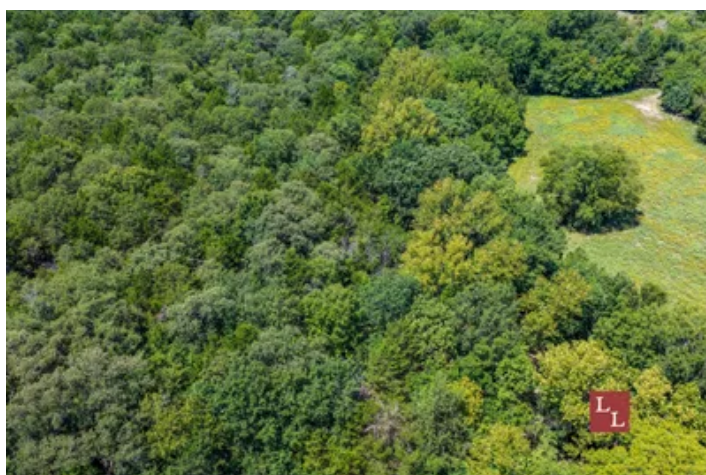
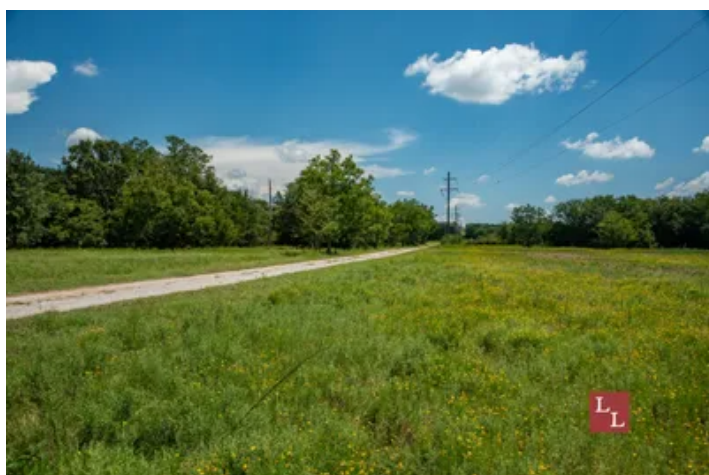


If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

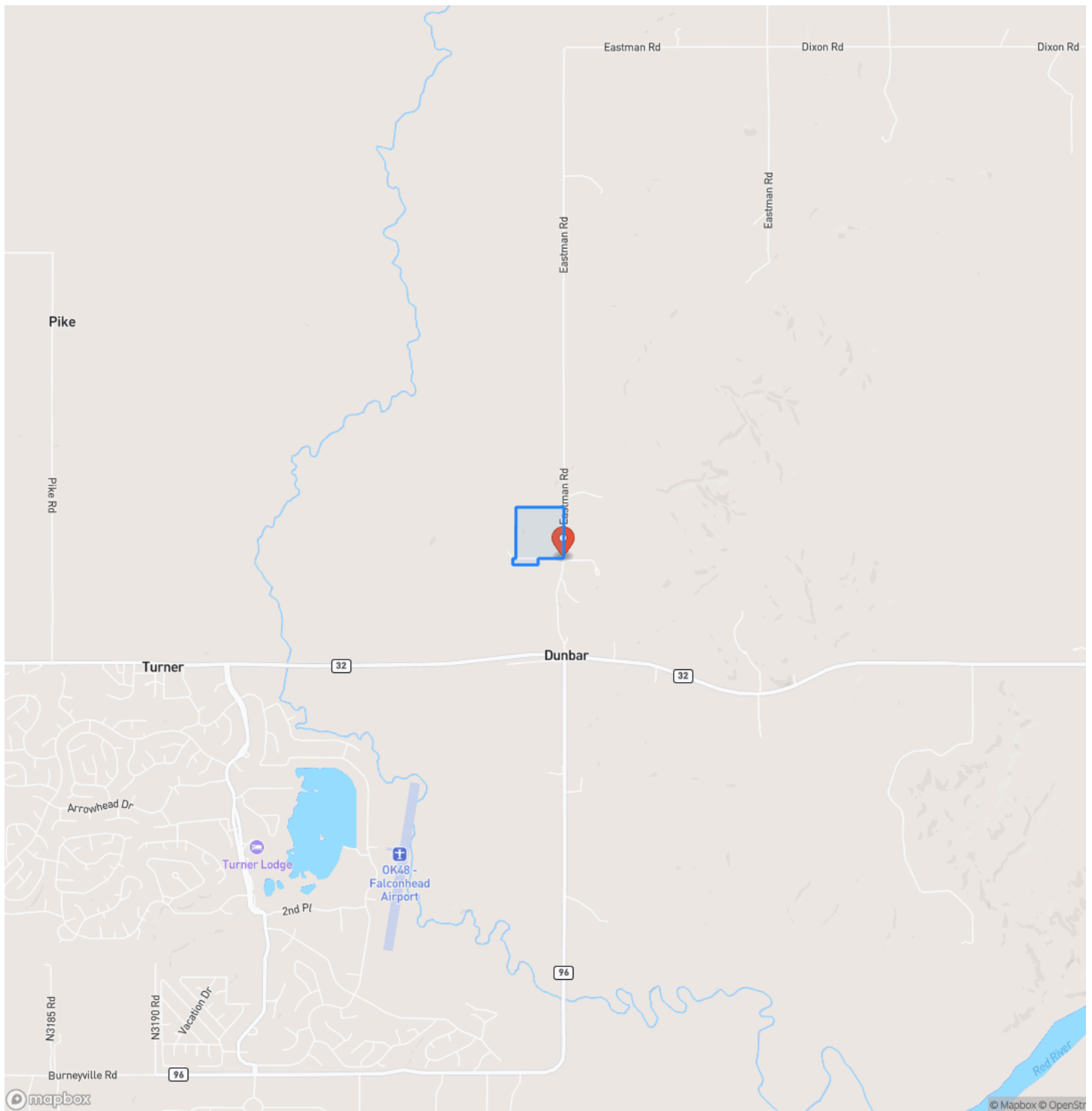
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Legendary Land Company.



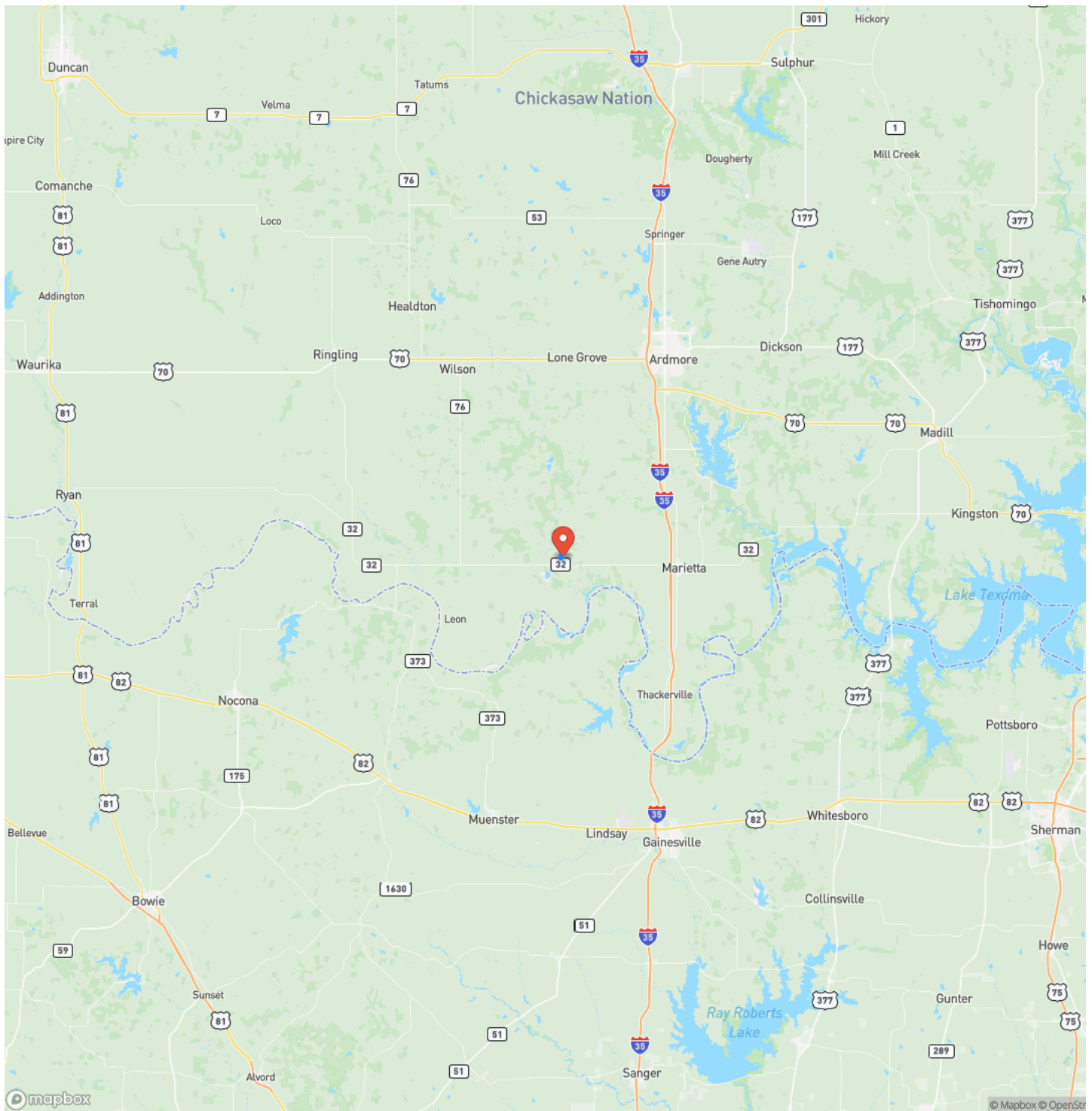
Dry Creek Ranch
Burneyville, OK / Love County



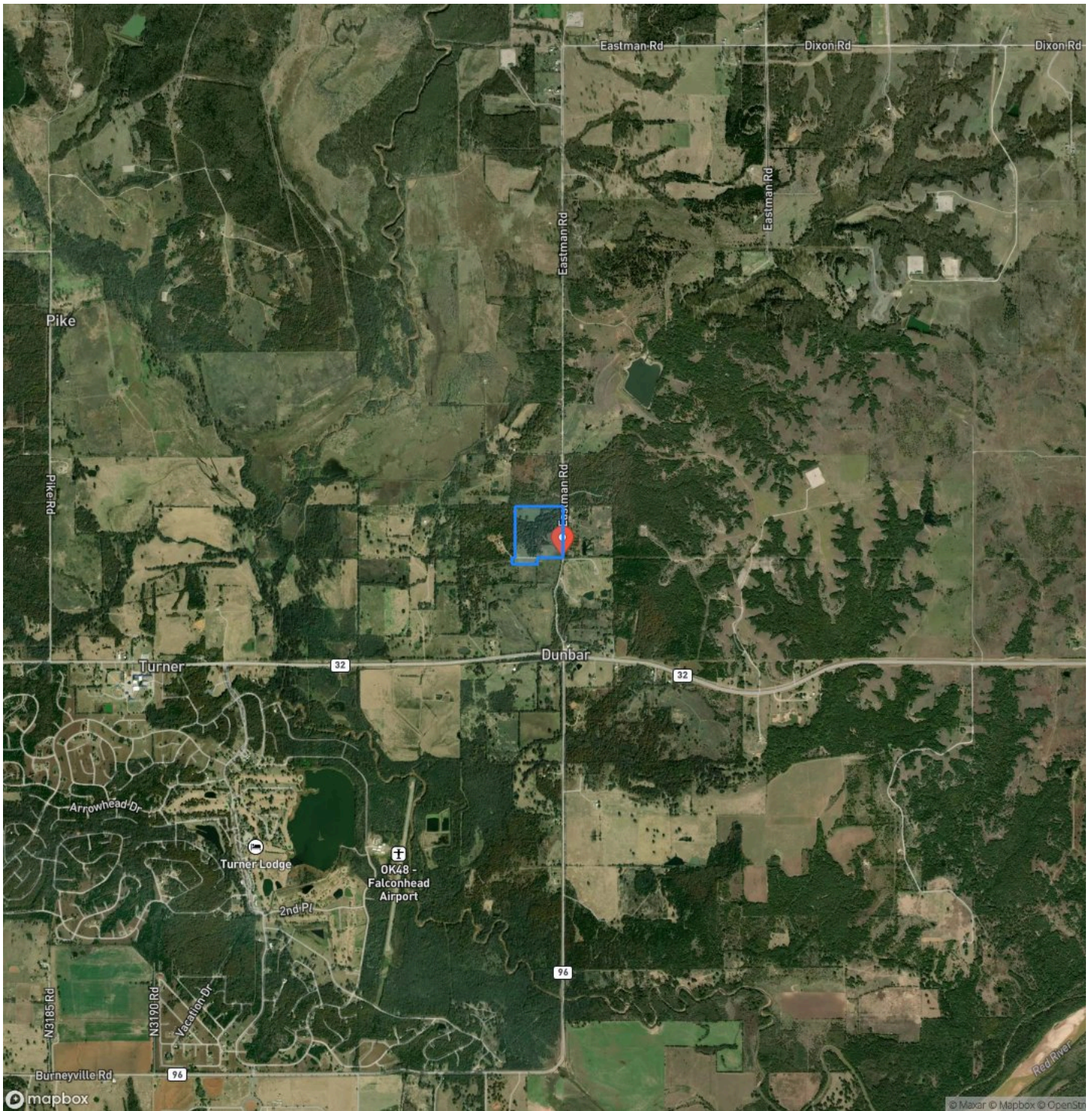
Locator Map



Locator Map



Satellite Map



Dry Creek Ranch
Burneyville, OK / Love County

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



This image shows a single sheet of white paper with horizontal 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.



http://legendary.land

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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