

Caddo Creek Ranch
2098 Roundup Road
Springer, OK 73458

\$2,724,590
682± Acres
Carter County



Caddo Creek Ranch
Springer, OK / Carter County

SUMMARY

Address

2098 Roundup Road

City, State Zip

Springer, OK 73458

County

Carter County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.3617 / -97.4076

Taxes (Annually)

1106

Dwelling Square Feet

1485

Acreage

682

Price

\$2,724,590

Property Website

<https://legendary.land/property/caddo-creek-ranch-carter-oklahoma/43784/>



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PROPERTY DESCRIPTION

Caddo Creek Ranch is a very diverse combination property with excellent recreational appeal as well as high agricultural value in its productive hay fields and native pecan groves. The property has nearly 100' of elevation change from the rolling uplands with mature Pec Oaks, tall native grasses and plum thickets down to the big bottomland along Caddo Creek. In addition to named Caddo Creek, the property has two other seasonal creek drainages which are tributaries to Caddo, many scattered ponds, as well as several areas which would be excellent waterfowl impoundments. This area is known for producing some exceptional whitetail deer and sustaining a healthy flock of F Grande wild turkeys.

Location:

- *I-35 - 15 miles
- *Ardmore - 29 miles
- *Oklahoma City - 83 miles
- *DFW - 113 miles

Access:

- *3/8 mile of paved county road frontage (Roundup)
- *Dead-end access on gravel county road (Mustang)

Water:

- *Fourteen ponds - 2 acres being the largest
- *Several locations to build new ponds / small lakes
- *Caddo Creek frontage
- *Seasonally flooded areas which could be excellent duck hunting
- *Additional locations to build new duck impoundments
- *Season creek drainages
- *Excellent bass fishing at nearby Mountain Lake (hidden gem owned by City of Ardmore)

Utilities:

- *Water Well with new well house
- *Electric Meter
- *Septic System

Climate:

- *Approximately +/- 36 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish



Terrain:

- *Rolling crosstimbers habitat with large oaks and native grasses
- *Topography from 870' to 960'
- *Thick brushy areas with persimmon groves, plum thickets, blackberries and sumac
- *200 acres of native and improved grass hayfields which have been sprayed and fertilized
- *Thick wooded areas with mature hardwoods
- *Open native pecan bottoms with producing trees
- *Extremely thick brushy areas with oak shinnery and briars
- *Established food plot areas

Improvements:

- *1,485 sf home built in 1982 with 4 bedrooms and one bathroom
- *Metal equipment shed
- *New water well house
- *Pipe fencing around the house
- *Good fencing and some crossfencing
- *Three box blinds and gravity feeders

Equipment:

- *NA

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

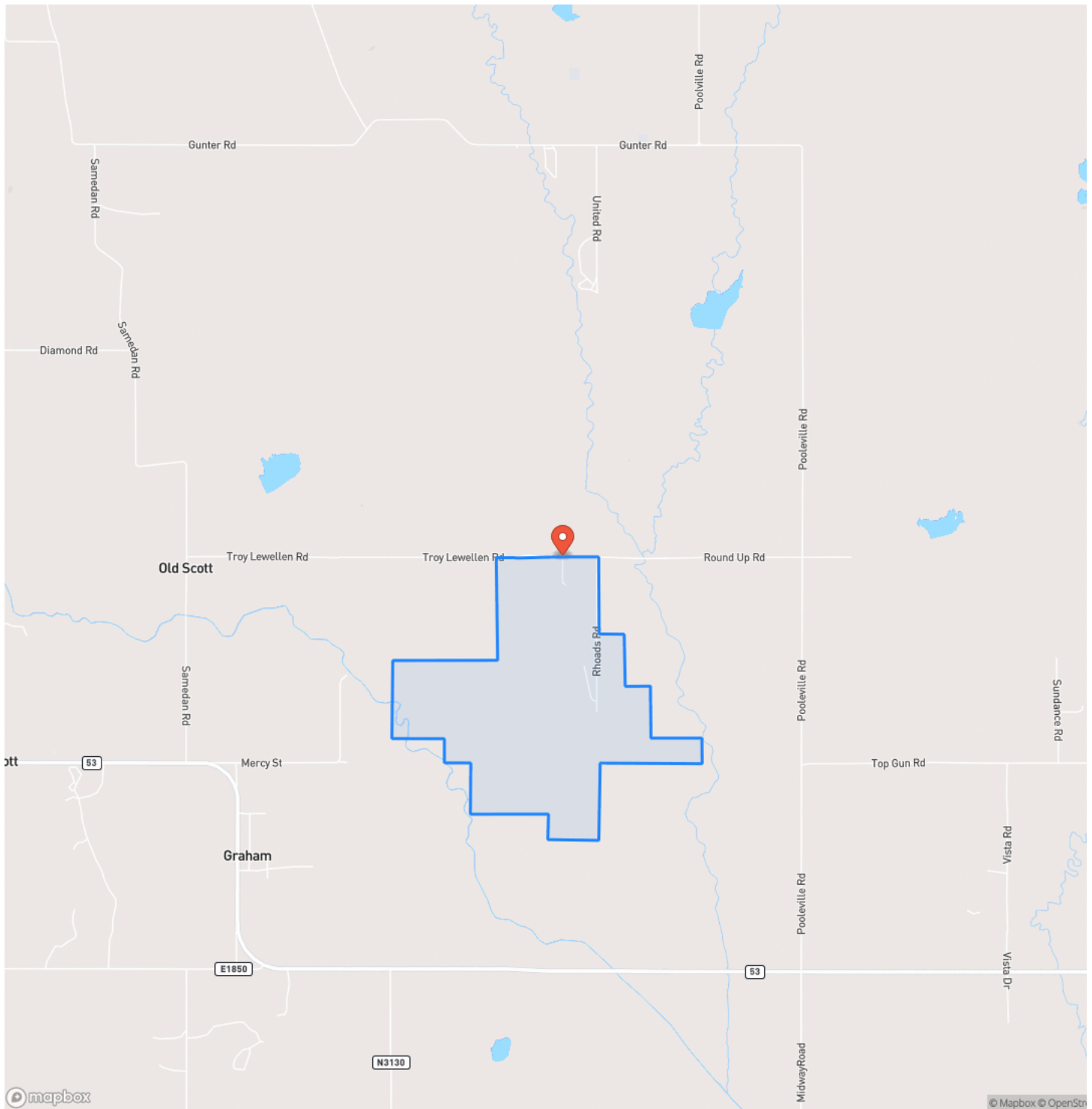
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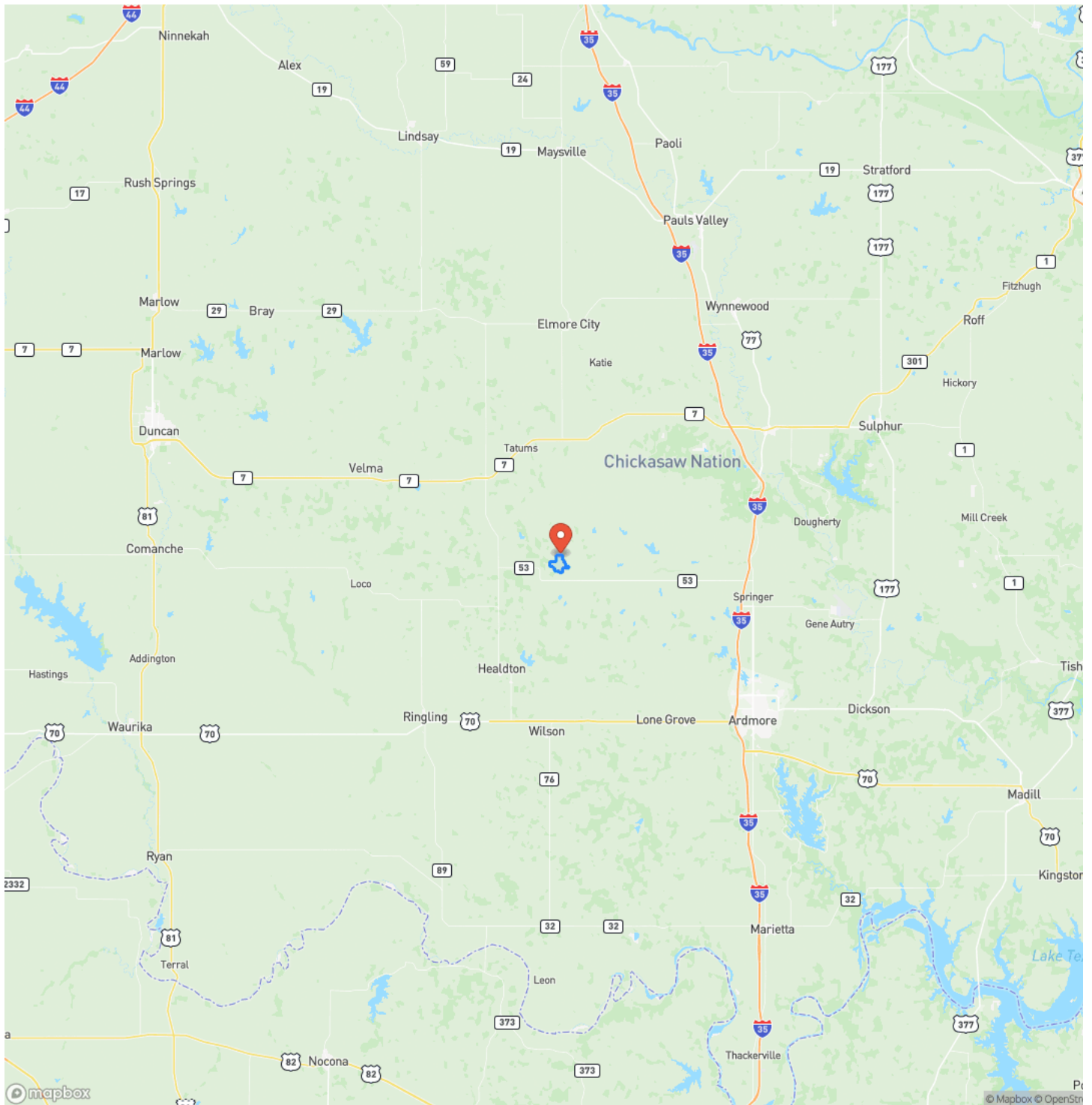
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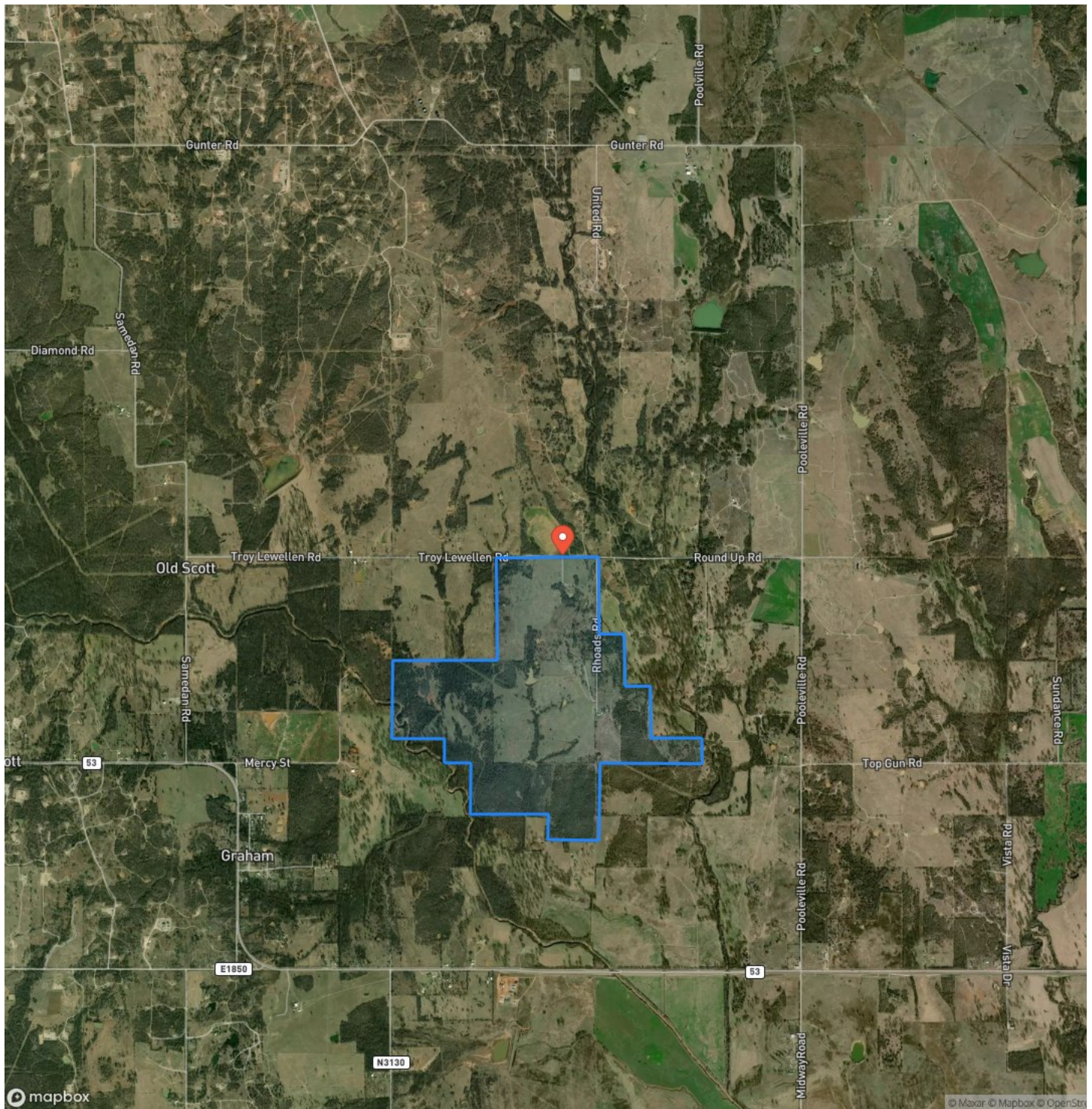
Locator Map



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

Ardmore, OK 73401

NOTES

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This image shows a blank 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.



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