

River Valley Ranch
Mt. Zion Dr.
Thackerville, OK 73459

\$1,256,100
158± Acres
Love County



River Valley Ranch
Thackerville, OK / Love County

SUMMARY

Address

Mt. Zion Dr.

City, State Zip

Thackerville, OK 73459

County

Love County

Type

Recreational Land, Hunting Land, Business Opportunity, Ranches

Latitude / Longitude

33.80063 / -97.182527

Acreage

158

Price

\$1,256,100

Property Website

<https://legendary.land/property/river-valley-ranch-love-oklahoma/85805/>



River Valley Ranch

Thackerville, OK / Love County

PROPERTY DESCRIPTION

Discover 158 acres of prime land in Love County, Oklahoma, just minutes from the Red River, Winstar World Casino and the DFW metroplex, offering a rare combination of natural beauty and agricultural potential. This stunning tract features sandy loam soil ideal for cultivation, fertile pasture perfect for grazing, and sweeping views that capture the essence of southern Oklahoma's landscape. Whether you're seeking a productive ranch, recreational retreat, or hunting paradise, this property delivers with abundant wildlife, mature trees, and a peaceful, secluded setting—yet conveniently located on a paved road just 5 minutes from Interstate 35. This is a true gem for investors, outdoorsmen, and landowners alike.

Location:

- *Thackerville - 2.5 miles
- *I-35 Bridge over Texas - 8 miles
- *Gainesville, TX - 16 miles
- *DFW - 72 miles
- *Oklahoma City - 127 miles

Access:

- *3/8 of a mile of paved County road frontage

Water:

- *Seasonal duck slough full of Smartweed, Millet and Sedges
- *Natural springs
- *High water table capable of irrigation water wells
- *Near the Red River
- *Bordering a much larger Oxbow Slough

Utilities:

- *Rural water line available
- *Water Wells readily attainable
- *Electricity available

Climate:

- *Approximately +/- 39 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *NA

Terrain:

- *Mostly flat terrain for the majority of the property
- *Topography from 655' to 750'
- *Road frontage has elevated topography ideal for building
- *Natural, sheet-water slough could be expanded upon for waterfowl habitat



*Extremely fertile, sandy-loam soil (click Documents button for downloadable Soil Report)

*Lush bermuda grass pasture with several native pecan trees

*Beautiful mature hardwood timber

Improvements:

*NA

Equipment:

*NA

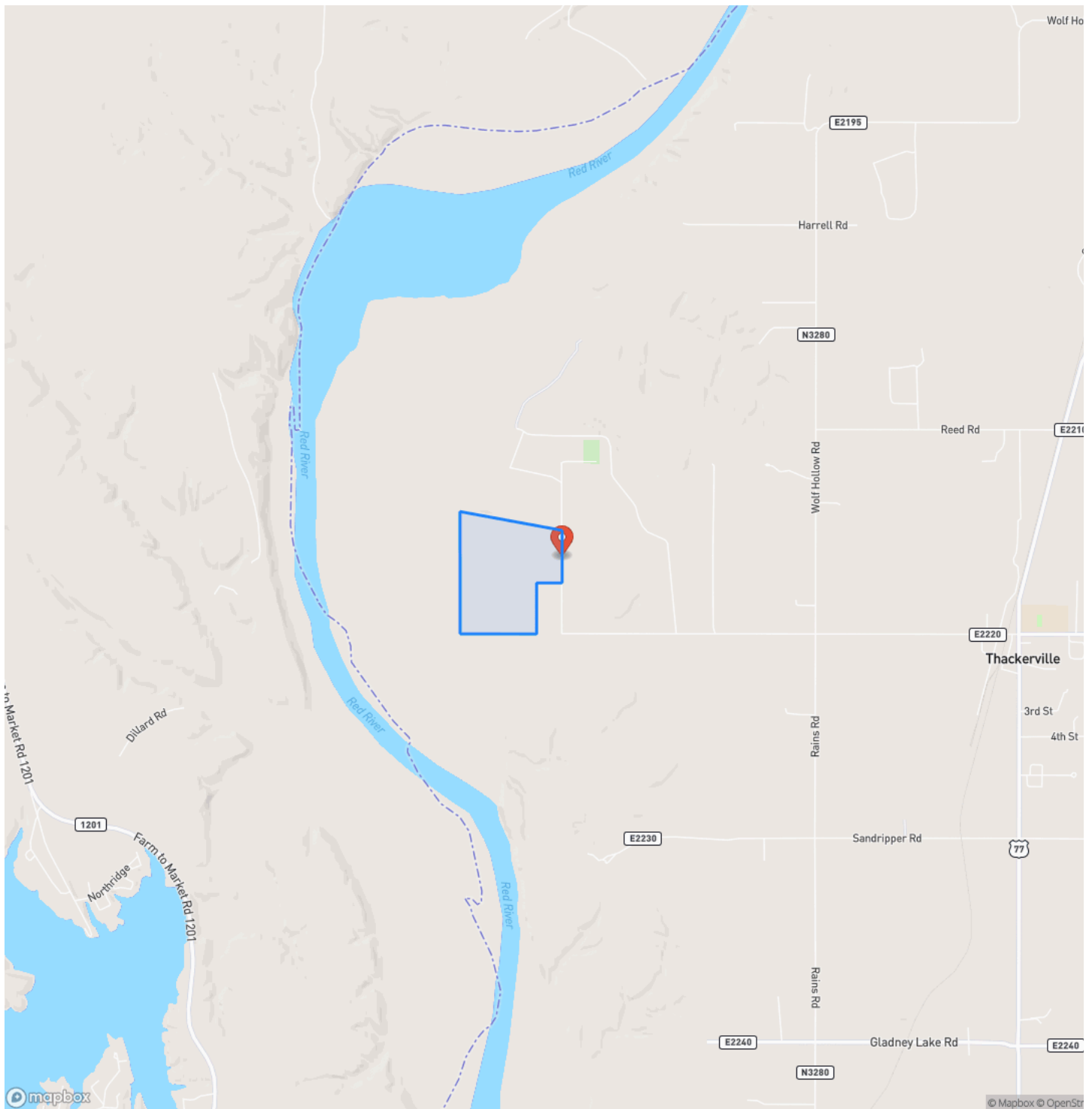
If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

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.

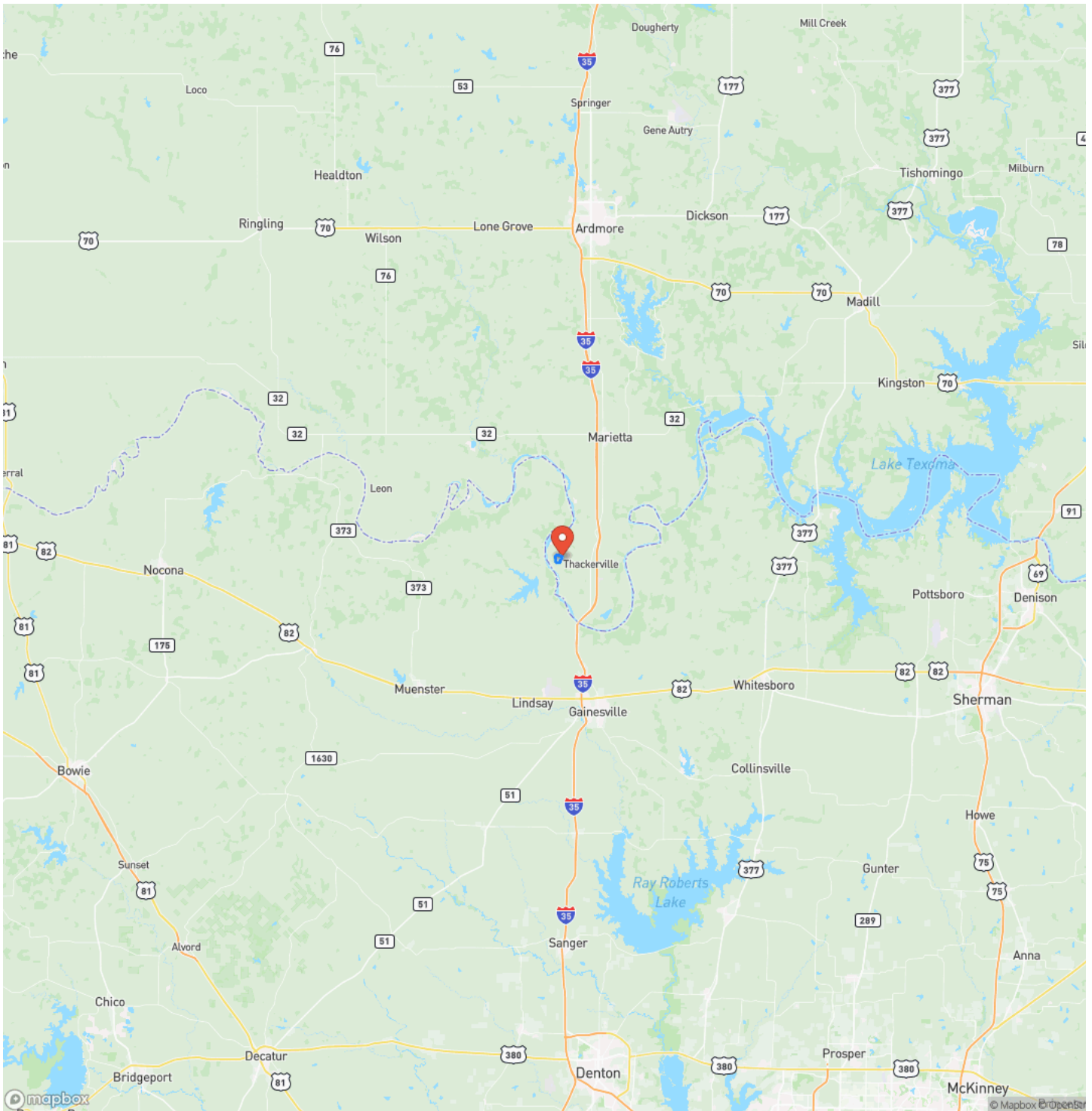




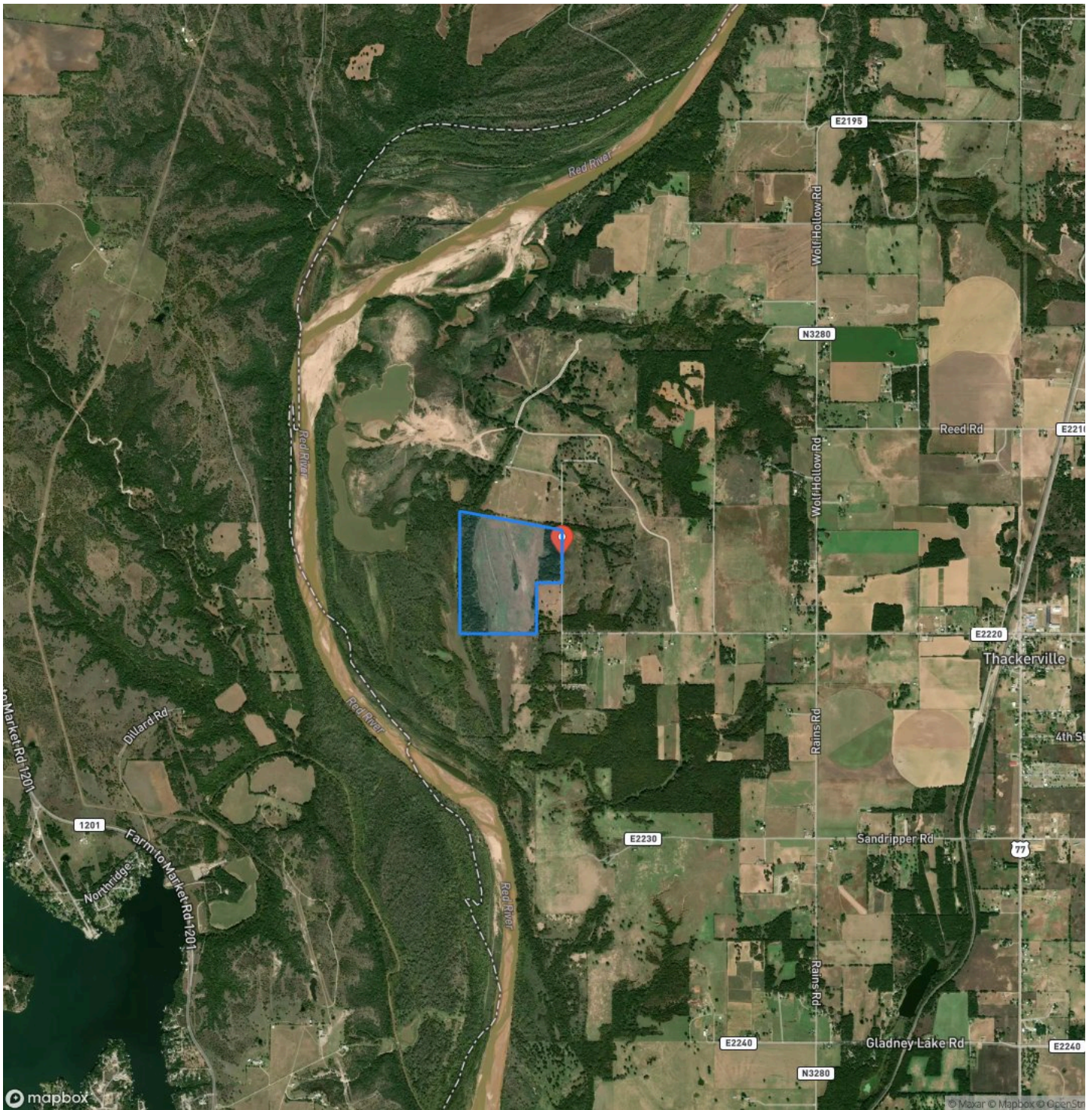
Locator Map



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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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

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