

Dillard Road Ranch
Dillard Road
Wilson, OK 73463

\$237,000
60± Acres
Carter County



SUMMARY

Address

Dillard Road

City, State Zip

Wilson, OK 73463

County

Carter County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.1338 / -97.4048

Taxes (Annually)

142

Acreage

60

Price

\$237,000



PROPERTY DESCRIPTION

Dillard Road Ranch is a unique combination ranch with both hunting and agriculture juxtaposed on a smaller acreage in Western Carter County. The property has fertile bottomland with thick bermuda grass mixed with native pecan trees, but would also make an ideal location to build duck impoundments. There are plenty of uplands with hidden meadows and scattered oak trees making it an excellent location to build a new home or cabin. This area is known for producing big whitetails and plentiful Rio Grande wild turkeys.

Location:

- *Ardmore - 24 miles
- *DFW - 101 miles
- *Oklahoma City - 113 miles

Access:

- *1/4 miles of gravel county road frontage

Water:

- *One small pond (needs to be dug out)
- *Seasonal creek drainage
- *Potential to build waterfowl impoundments

Utilities:

- *Electricity available 1/8 mile away to the South down the county road
- *Rural water line available 1/4 miles away to the South down the county road

Climate:

- *Approximately +/-35 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *NA

Terrain:

- *40' of elevation change from 880' to 920'
- *Rolling Post Oak uplands
- *Mixed native grass and crosstimbers habitat
- *Big mature pecan trees and bermuda grass in the bottom land
- *Flat, fertile creek bottom ideal for creating levees and flooding for duck hunting

Improvements:

- *NA

Equipment:

- *NA

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

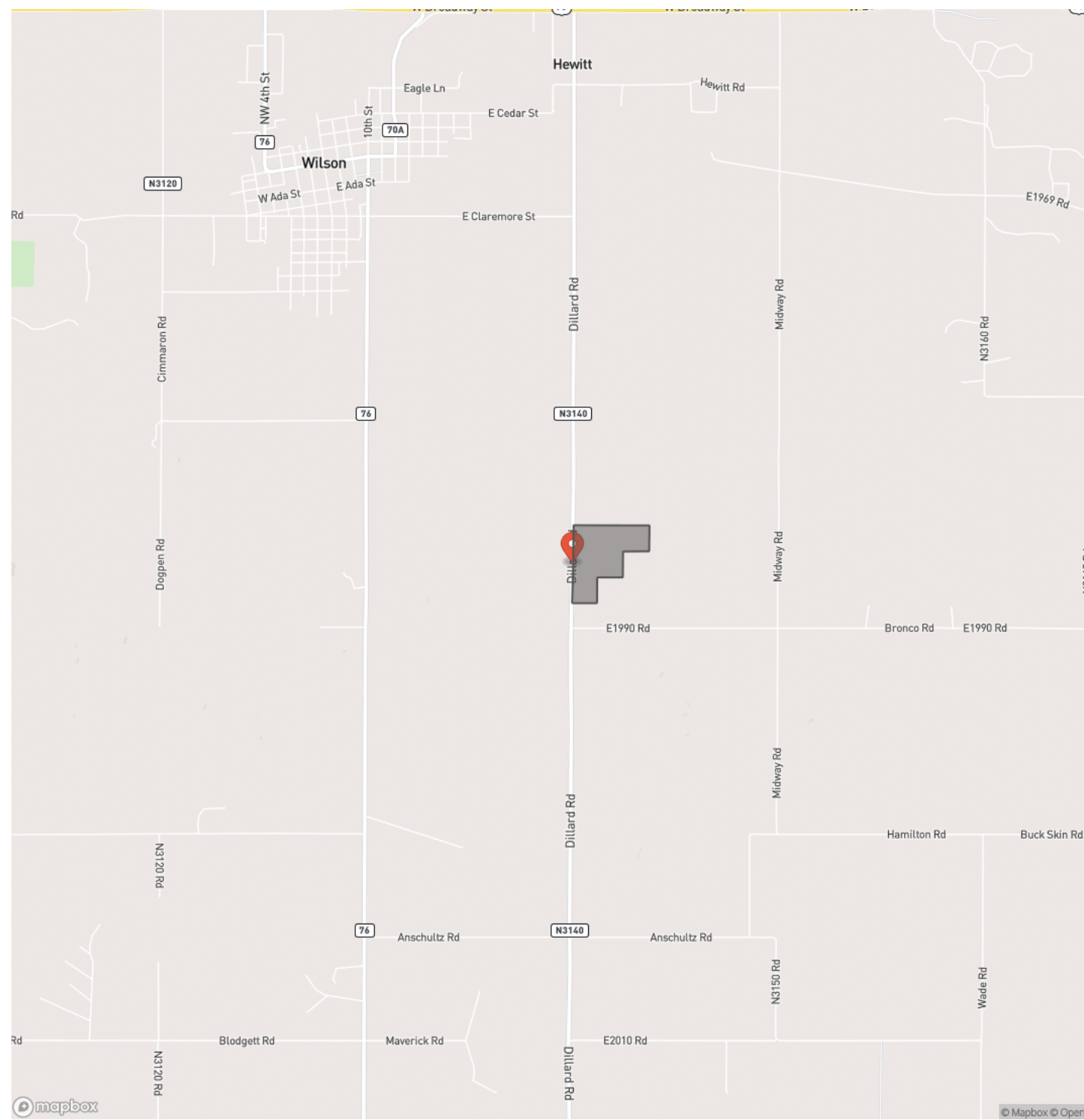


When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will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

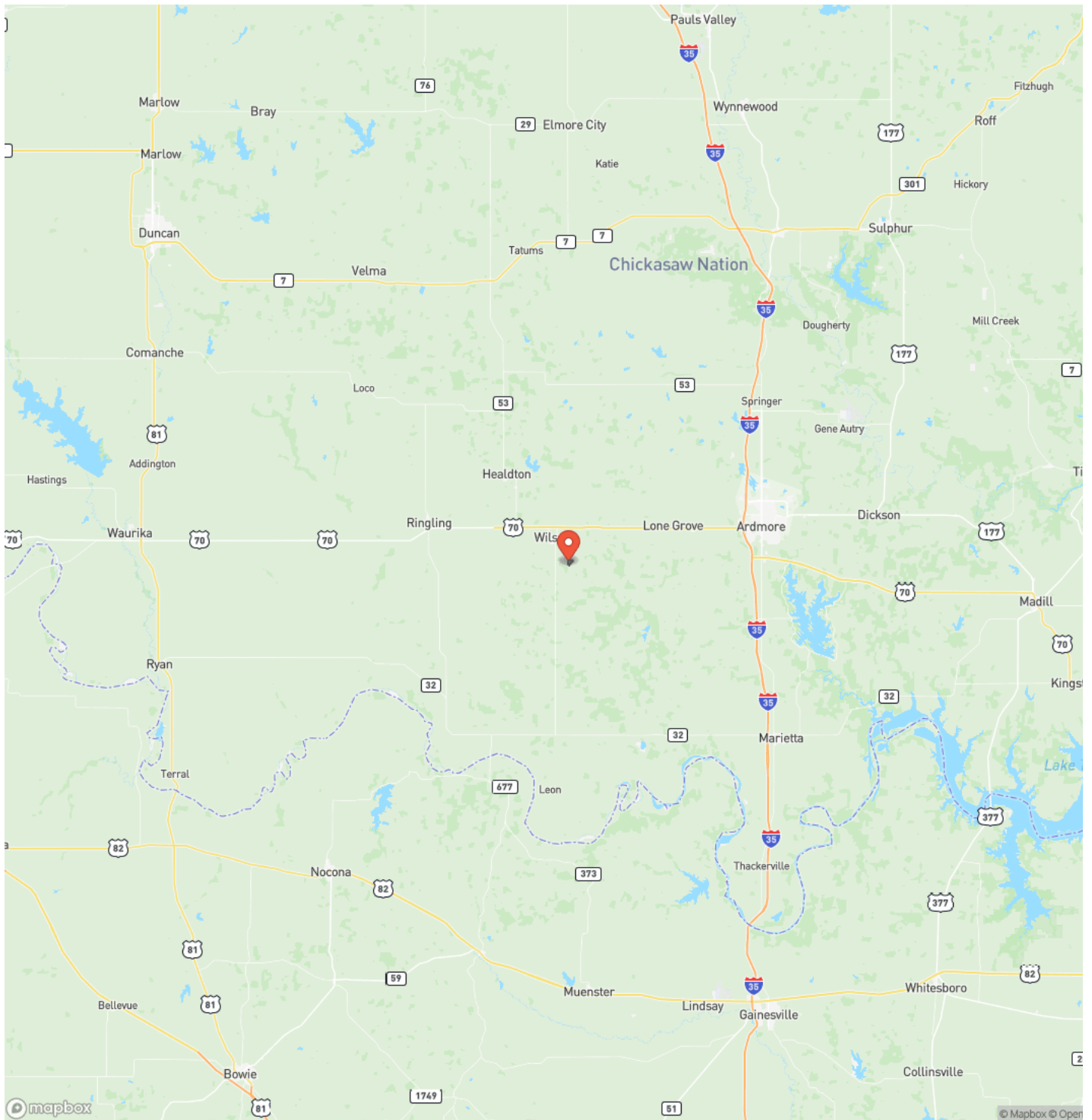




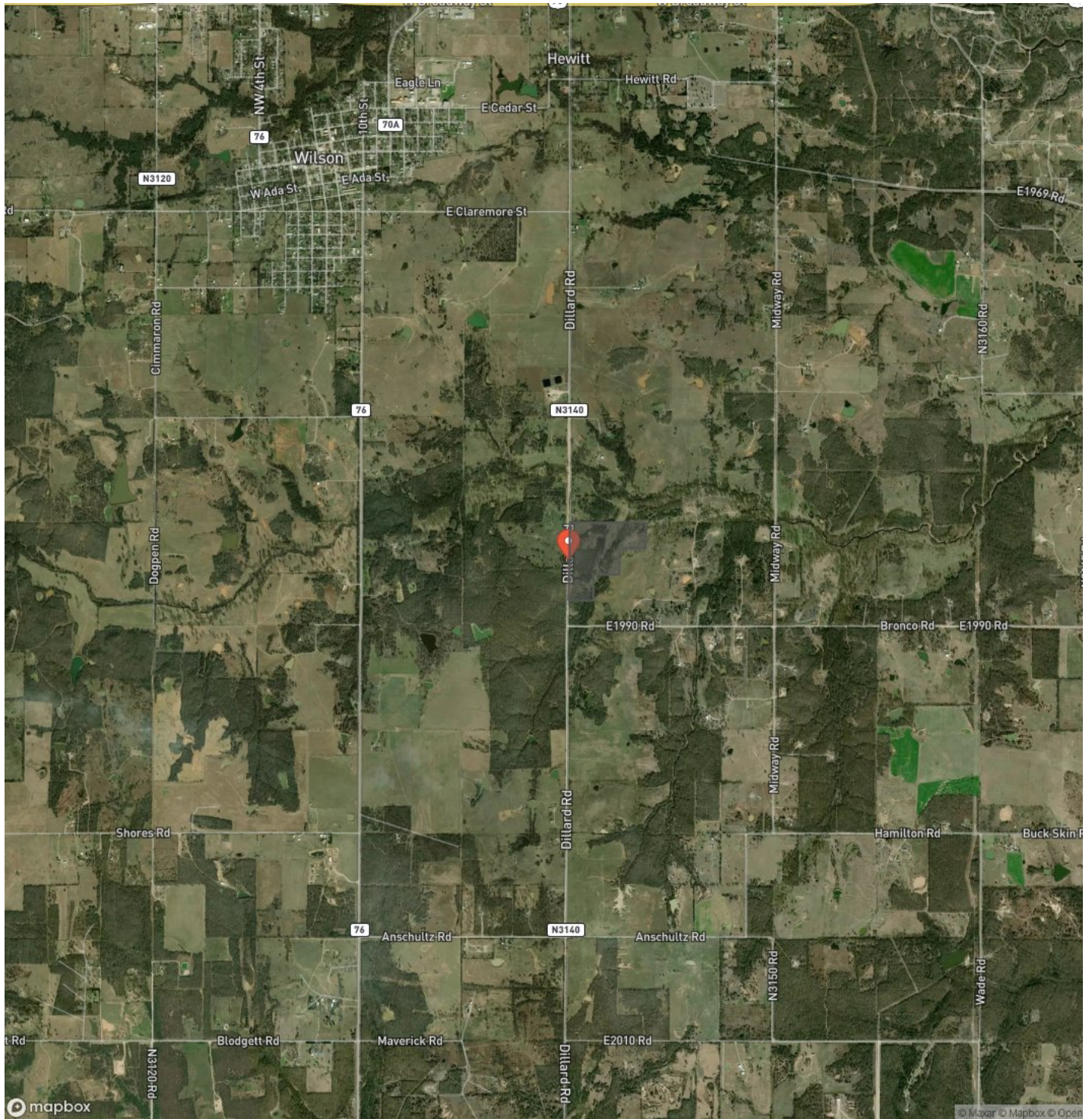
Locator Map



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

Ardmore, OK 73401

NOTES

NOTES

[illegible]

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.



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

