

Demijohn Creek Ranch
Bristol Road (N 3165 Road)
Wilson, OK 73463

\$373,500
90± Acres
Carter County



Demijohn Creek Ranch
Wilson, OK / Carter County

SUMMARY

Address

Bristol Road (N 3165 Road)

City, State Zip

Wilson, OK 73463

County

Carter County

Type

Farms, Ranches, Recreational Land, Hunting Land

Latitude / Longitude

34.1455 / -97.366

Taxes (Annually)

120

Acreage

90

Price

\$373,500



PROPERTY DESCRIPTION

Demijohn Creek Ranch is an excellent combination ranch with both grazing and hunting potential. The fertile bottomland has lots of potential for a pecan orchard or duck hunting property, and with some acreage above the floodplain it would also make a beautiful home building site.

Location:

- *Lone Grove - 8 miles
- *Ardmore - 15 miles
- *DFW - 99 miles
- *Oklahoma City - 112 miles

Access:

- *3/4 mile of paved county road frontage

Water:

- *One pond
- *1/2 mile of Demijohn Creek
- *Locations to build waterfowl impoundments

Utilities:

- *Rural water available
- *Electric available

Climate:

- *Approximately +/-38 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass



*Bluegill

Terrain:

- *Mostly flat bottomland along the creek
- *Scattered mature native pecans
- *Bermuda grass pastures on sandy loam soils

Improvements:

- *Old barn and cattle pens

Equipment:

- *NA

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

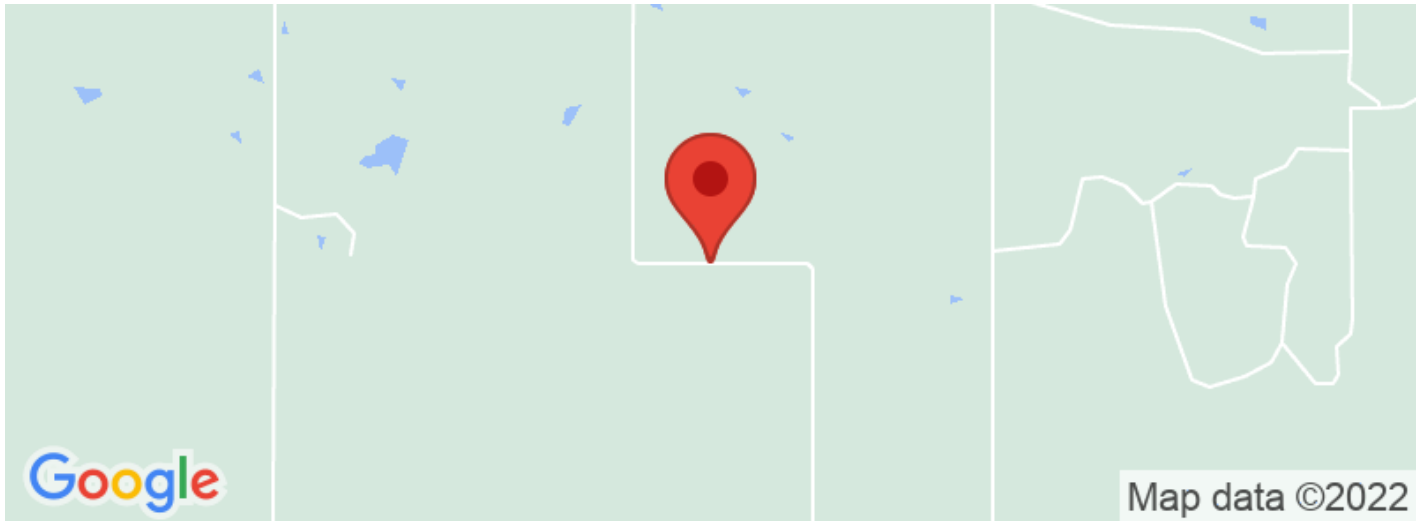
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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