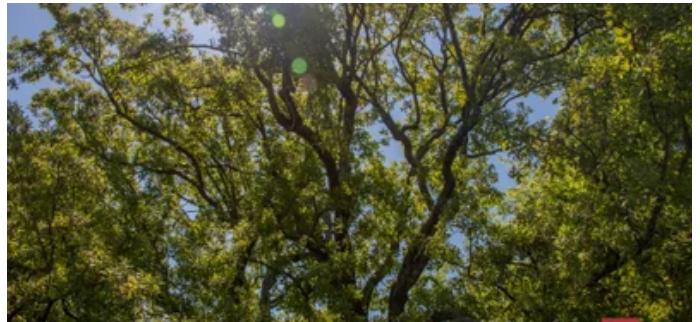


Meridian Road Ranch Tract 5
Meridian Road
Ardmore, OK 73401

\$250,000
20± Acres
Carter County



Meridian Road Ranch Tract 5
Ardmore, OK / Carter County

SUMMARY

Address

Meridian Road Buckskin Road

City, State Zip

Ardmore, OK 73401

County

Carter County

Type

Farms, Ranches, Undeveloped Land, Lot

Latitude / Longitude

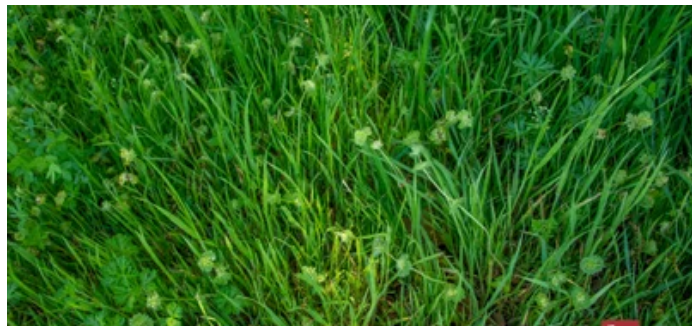
34.11059 / -97.247548

Acreage

20

Price

\$250,000



Meridian Road Ranch Tract 5
Ardmore, OK / Carter County

PROPERTY DESCRIPTION

The Meridian Road Ranch is a beautiful and scenic development property situated just four miles South of Lone Grove Schools and Hwy 70. Tract 5 has a one acre pond and scattered trees making it an ideal building tract. There is an 8" SOWC water line running along the road frontage as well as REA electric lines. There are five other tracts available ranging from 10, 12 and 14 acres in size which will all be sold with deed restrictions to prohibit cannabis activity, manufactured homes and 2,000 sf minimum size

Location:

- *Lone Grove - 4 miles
- *Ardmore - 10 miles
- *DFW - 86 miles
- *Oklahoma City - 106 miles

Access:

- *County road frontage on Buckskin Road
- *County road frontage on Meridian Road

Water:

- *One pond

Utilities:

- *Rural Water Meter to be installed
- *Electricity available along county road frontage
- *Septic System will be required - sandy loam soil typically percolates very well

Climate:

- *Approximately +/-35 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Catfish

Terrain:

- *Mostly flat, with a gentle roll
- *Fertile, sandy loam soils
- *Scattered Oak and Pecan trees

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,



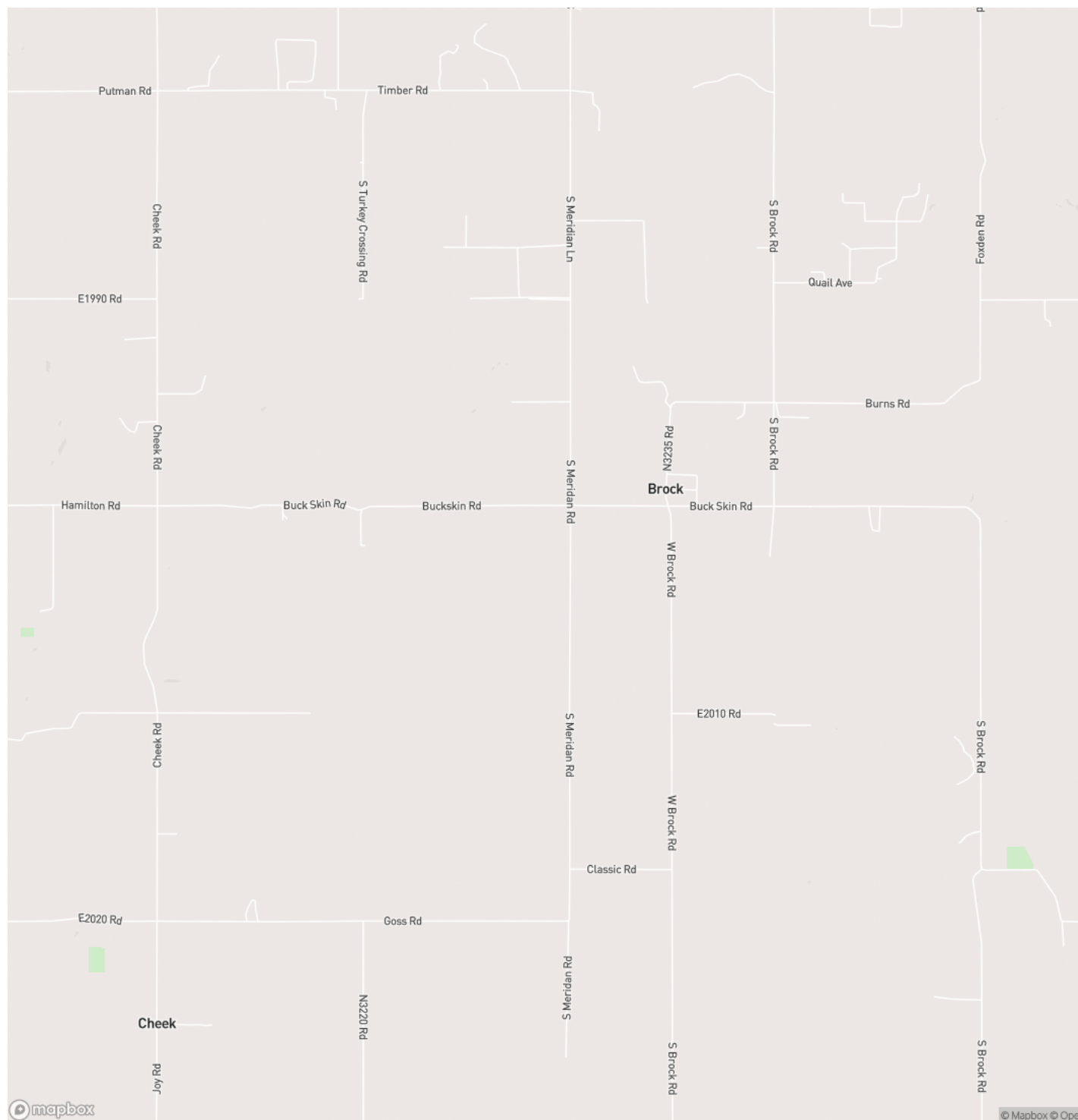
compensation, if any, will be at the sole discretion of Legendary Land Company.



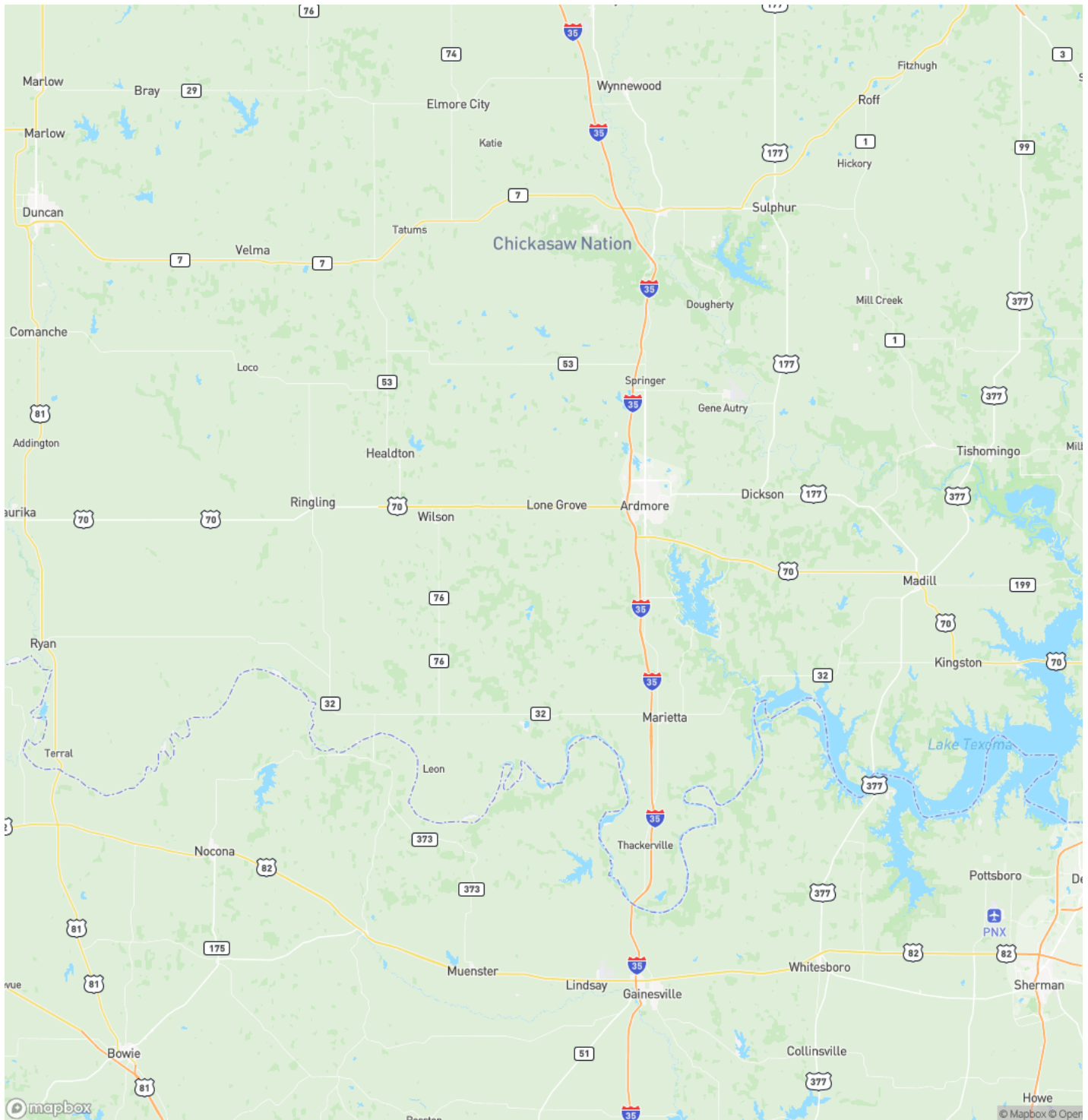
Meridian Road Ranch Tract 5
Ardmore, OK / Carter County



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

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.

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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