

Simon Lake Ranch  
Pike Road  
Marietta, OK 73448

**\$3,141,600**  
408± Acres  
Love County





**Simon Lake Ranch**  
**Marietta, OK / Love County**

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**SUMMARY**

**Address**

Pike Road

**City, State Zip**

Marietta, OK 73448

**County**

Love County

**Type**

Hunting Land, Ranches, Recreational Land, Lakefront

**Latitude / Longitude**

34.013015 / -97.335118

**Taxes (Annually)**

500

**Acreage**

408

**Price**

\$3,141,600

**Property Website**

<https://legendary.land/property/simon-lake-ranch-love-oklahoma/5245/>



## **Simon Lake Ranch**

### **Marietta, OK / Love County**

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#### **PROPERTY DESCRIPTION**

Simon Lake Ranch is a beautiful combination ranch sporting both agricultural and recreational qualities. There are scenic views, water features, productive hayfields, pecan bottoms, thick Crosstimbers and Hardwood forest. It has the perfect combination of hunting and fishing opportunities along with the ability to produce hay, run cattle and harvest native Pecans. From the aerial photo, the property may seem fairly open. However, due to the rolling topography, thick timber and segmented pastures, the property feels much less open. In the back of the property, tall native grass and brush transition into thick woods, giving the local deer and turkey population plenty of native browse and cover to thrive.

#### **Location:**

- \*Marietta - 17 miles
- \*Lakecrest Casino - 21 miles
- \*Ardmore - 23 miles
- \*Winstar Casino - 29 miles
- \*DFW - 85 miles
- \*OKC - 119 miles

#### **Access:**

- \*7/8 of a mile of paved county road frontage on Pike Road

#### **Water:**

- \*14 acre watershed lake
- \*Seven small ponds
- \*Seasonal creeks
- \*New lake building site
- \*Exceptional waterfowl hunting

#### **Utilities:**

- \*Two Water Wells
- \*Electric meter

#### **Climate:**

- \*+/-38" of average annual rainfall

#### **Minerals:** Surface only

#### **Wildlife:**

- \*Whitetail Deer
- \*Rio Grande Wild Turkey
- \*Wild Hogs
- \*Dove
- \*Quail
- \*Waterfowl

#### **Fishing:**

- \*Bass
- \*Bluegill
- \*Catfish

#### **Terrain:**

- \*Bermuda grass hayfields
- \*Native Grass and Crosstimbers habitat
- \*Segmented pastures and timbered areas



- \*Pecan bottoms
- \*Post Oak forests
- \*Over 100' of elevation change

**Equipment:**

\*NA

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

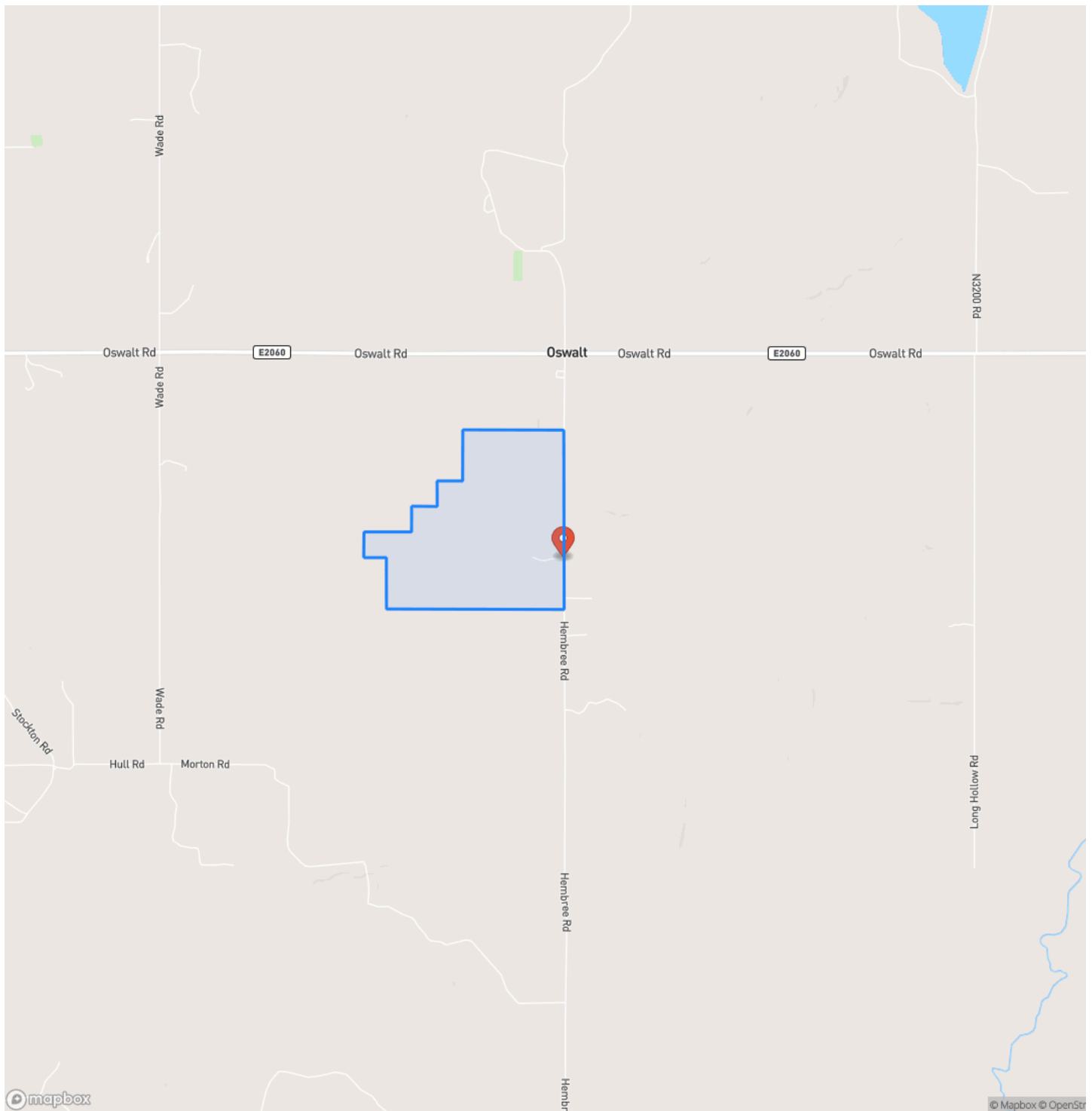
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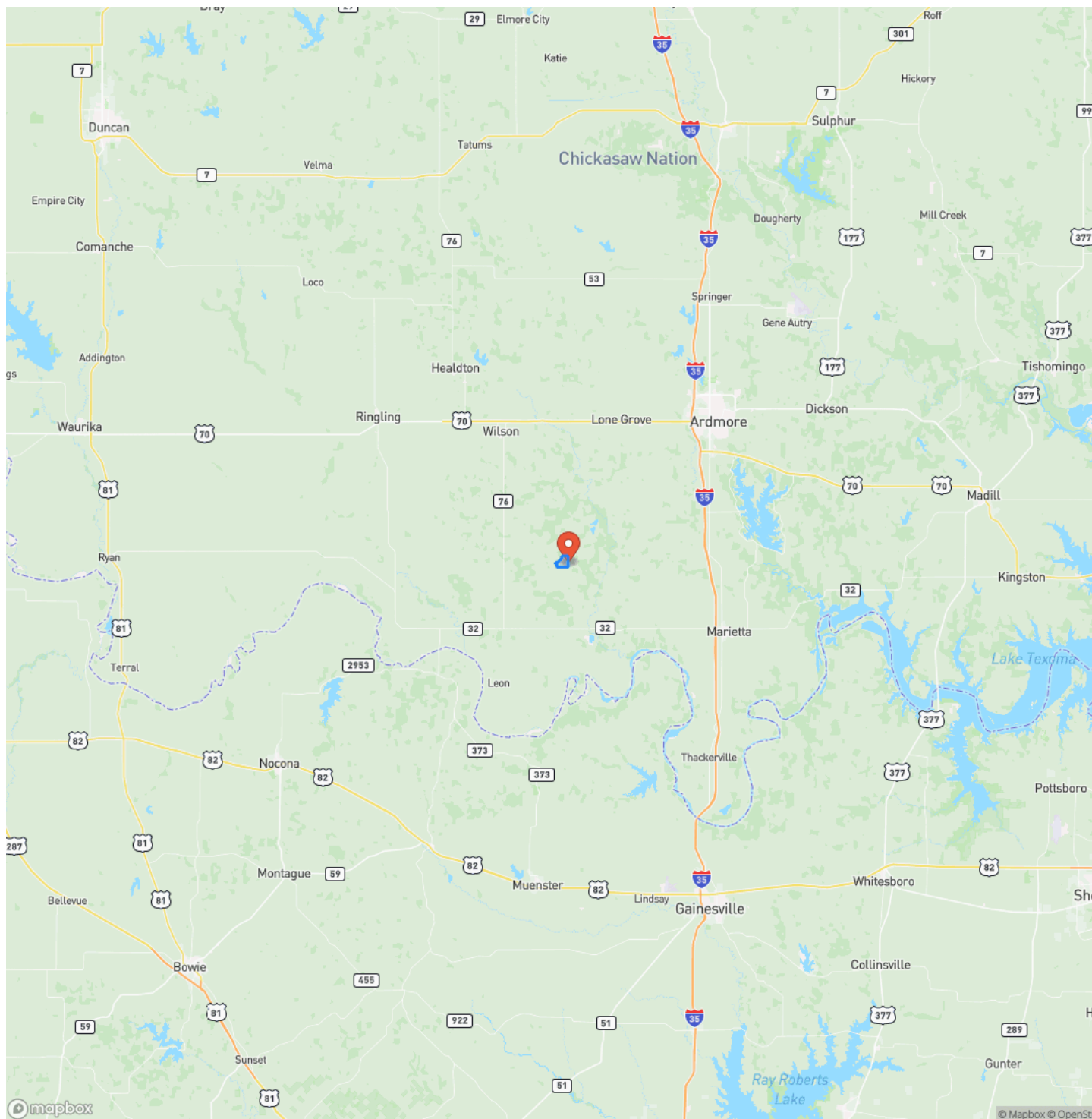


## Locator Map



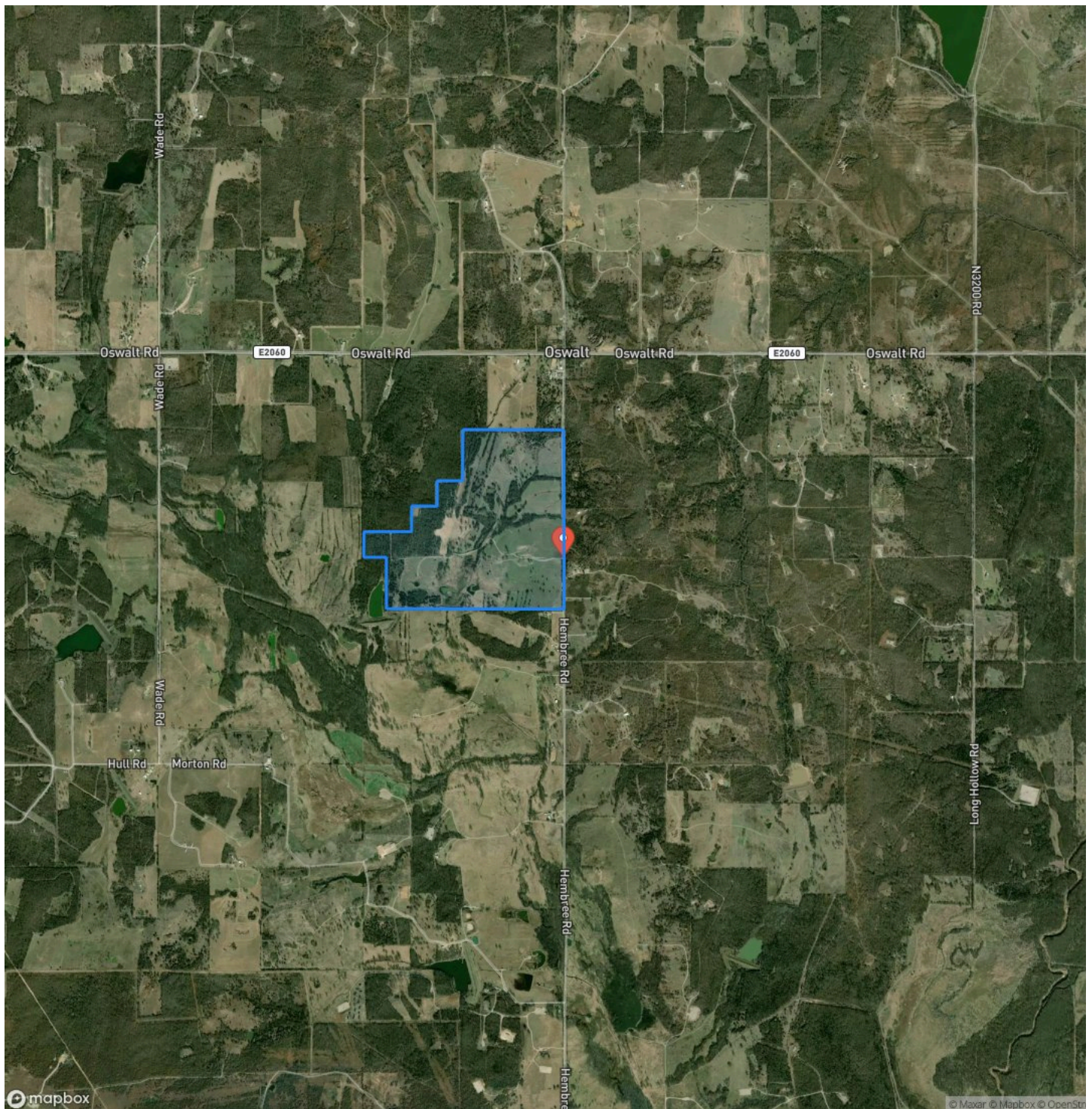


## Locator Map





## 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

## NOTES

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**http://legendary.land**



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