

Simon Lake Ranch
Pike Road
Marietta, OK 73448

\$3,141,600
408± Acres
Love County



Simon Lake Ranch
Marietta, OK / Love County

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/>



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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.

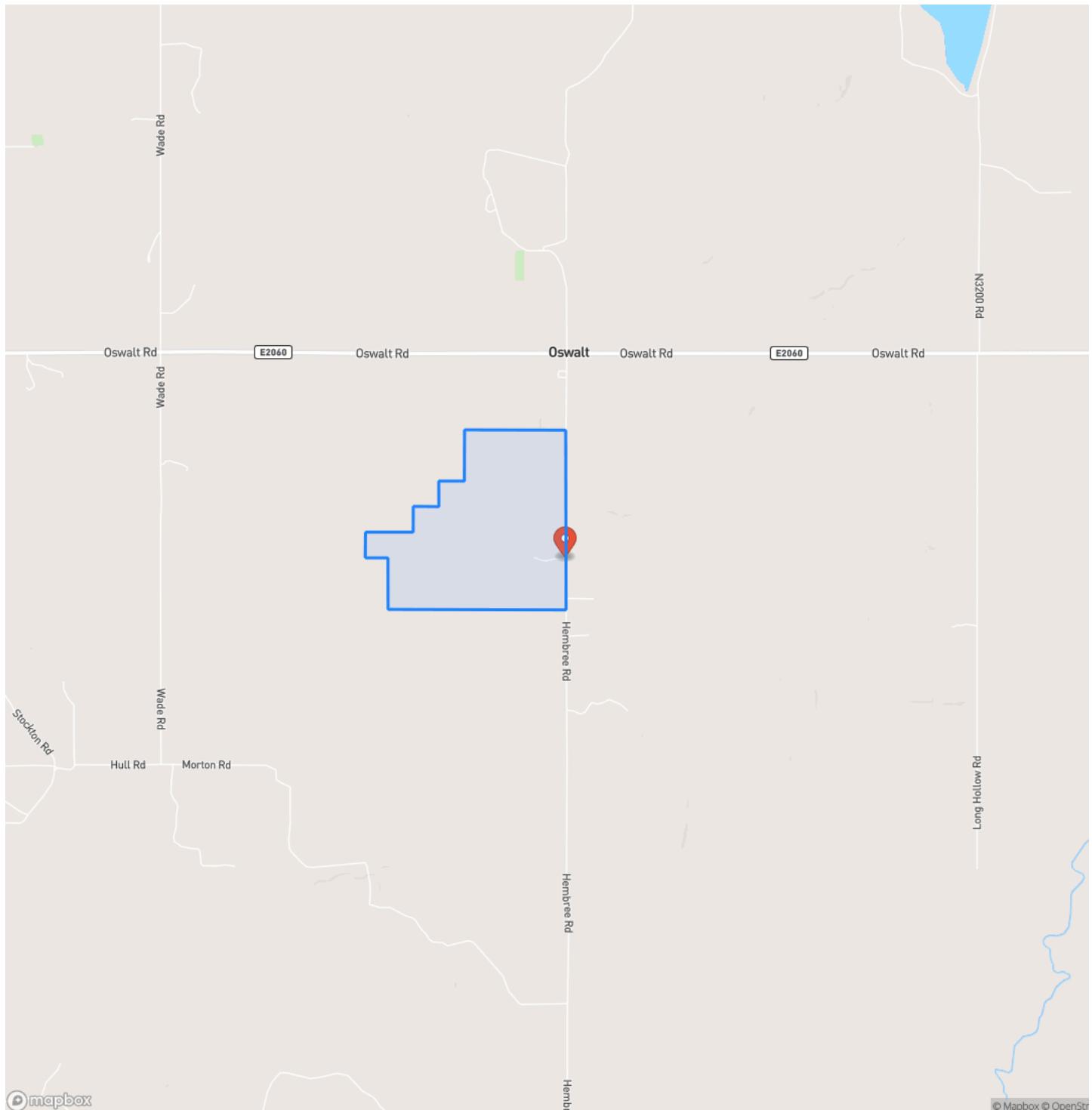
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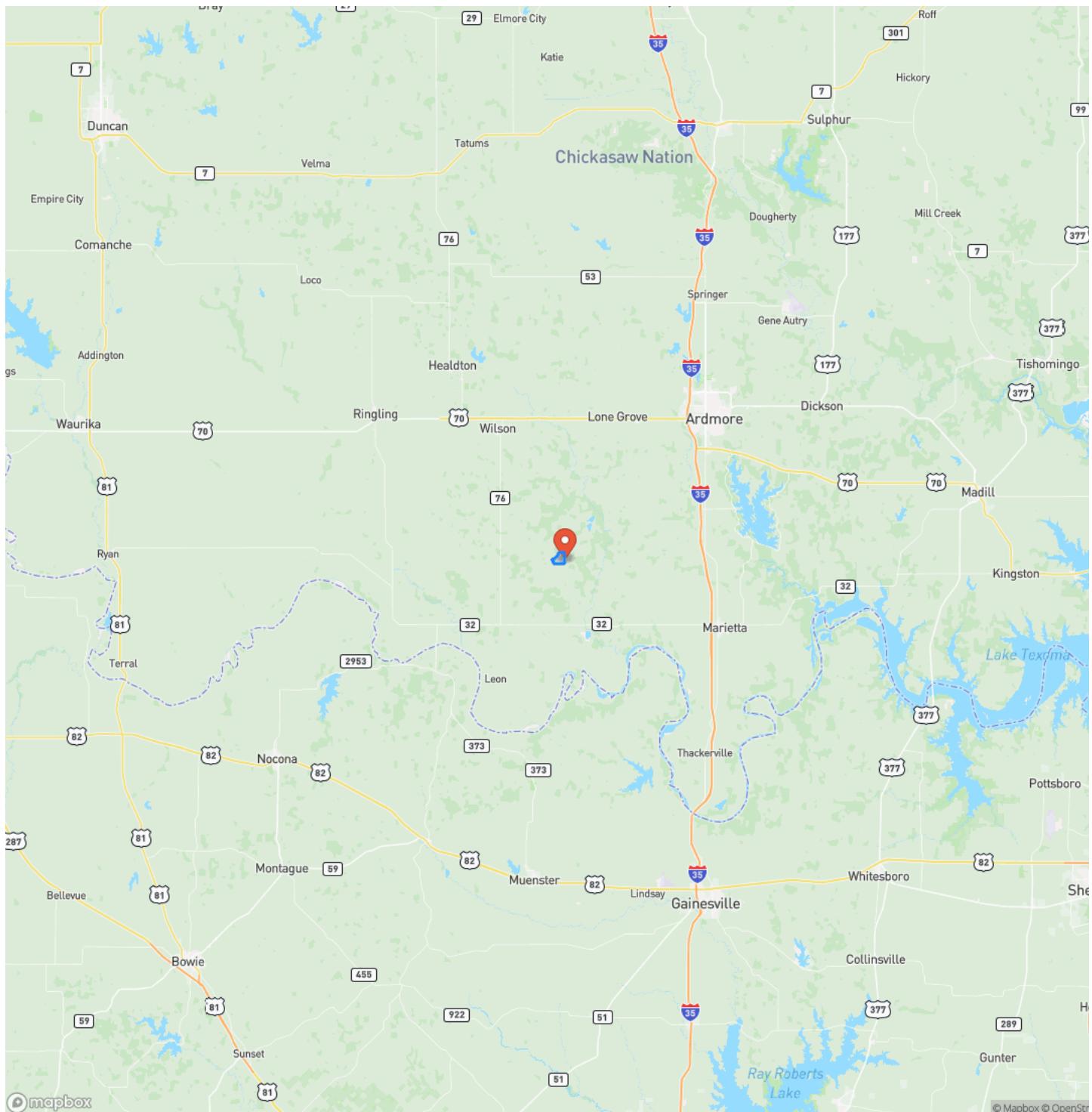
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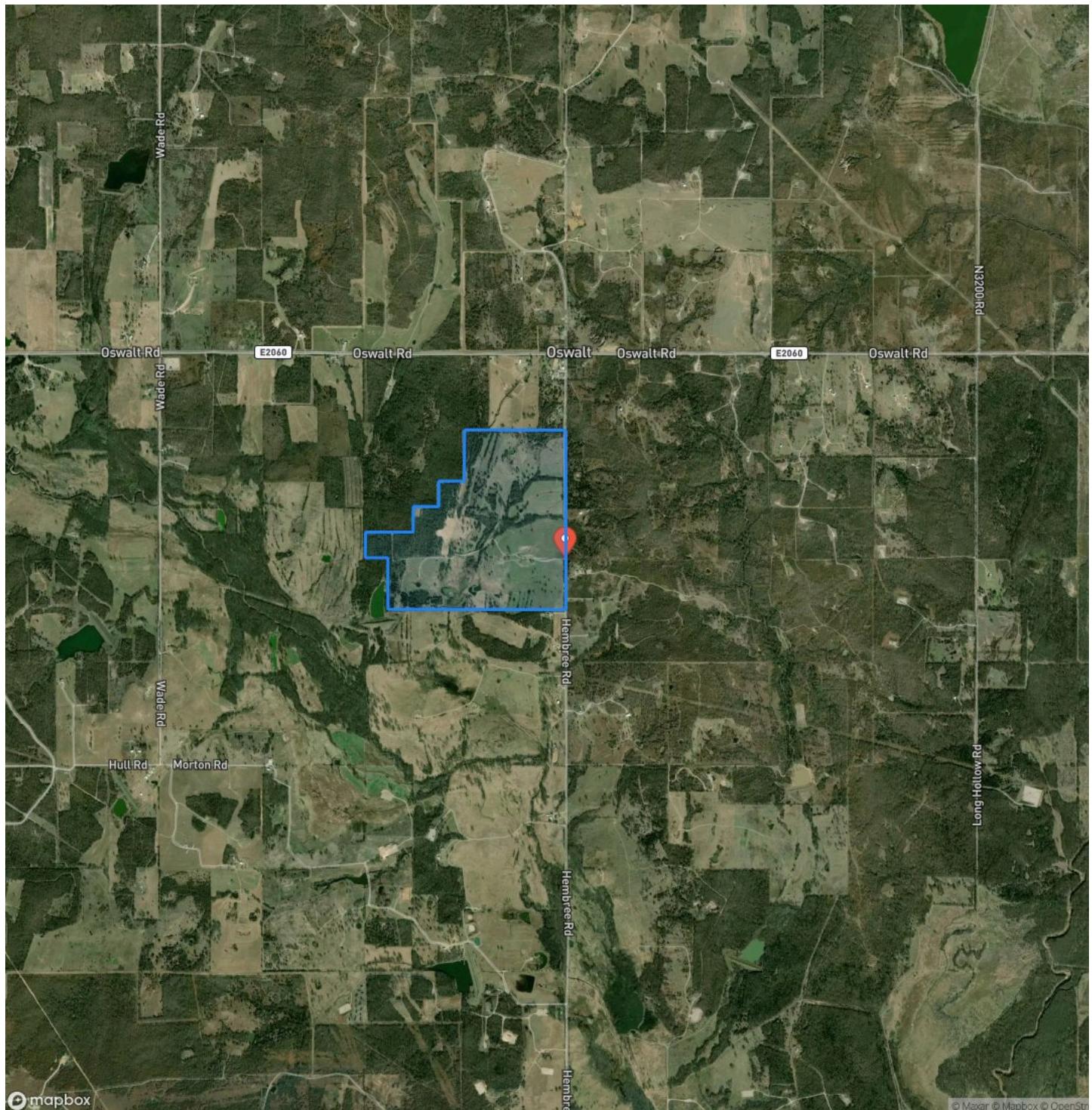
Locator Map



Locator Map



Satellite Map



Simon Lake Ranch Marietta, OK / Love County

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



MORE INFO ONLINE:

<http://legendary.land>

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

