

Simon Lake Ranch  
Pike Road  
Marietta, OK 73448

**\$3,366,000**  
408± Acres  
Love County



LEGENDARY  
LAND CO.



**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**

\$3,366,000

**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.*

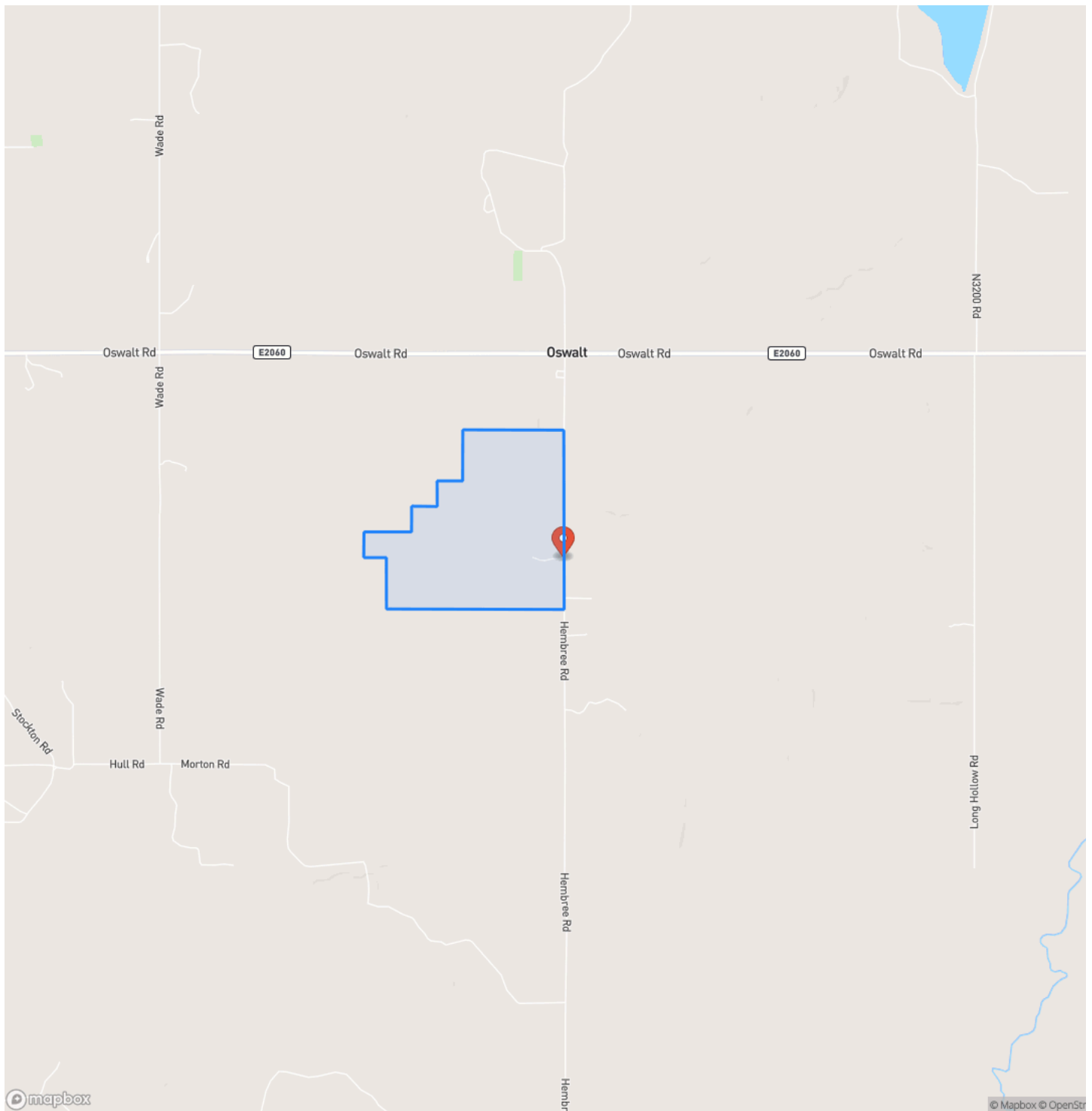
*When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will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





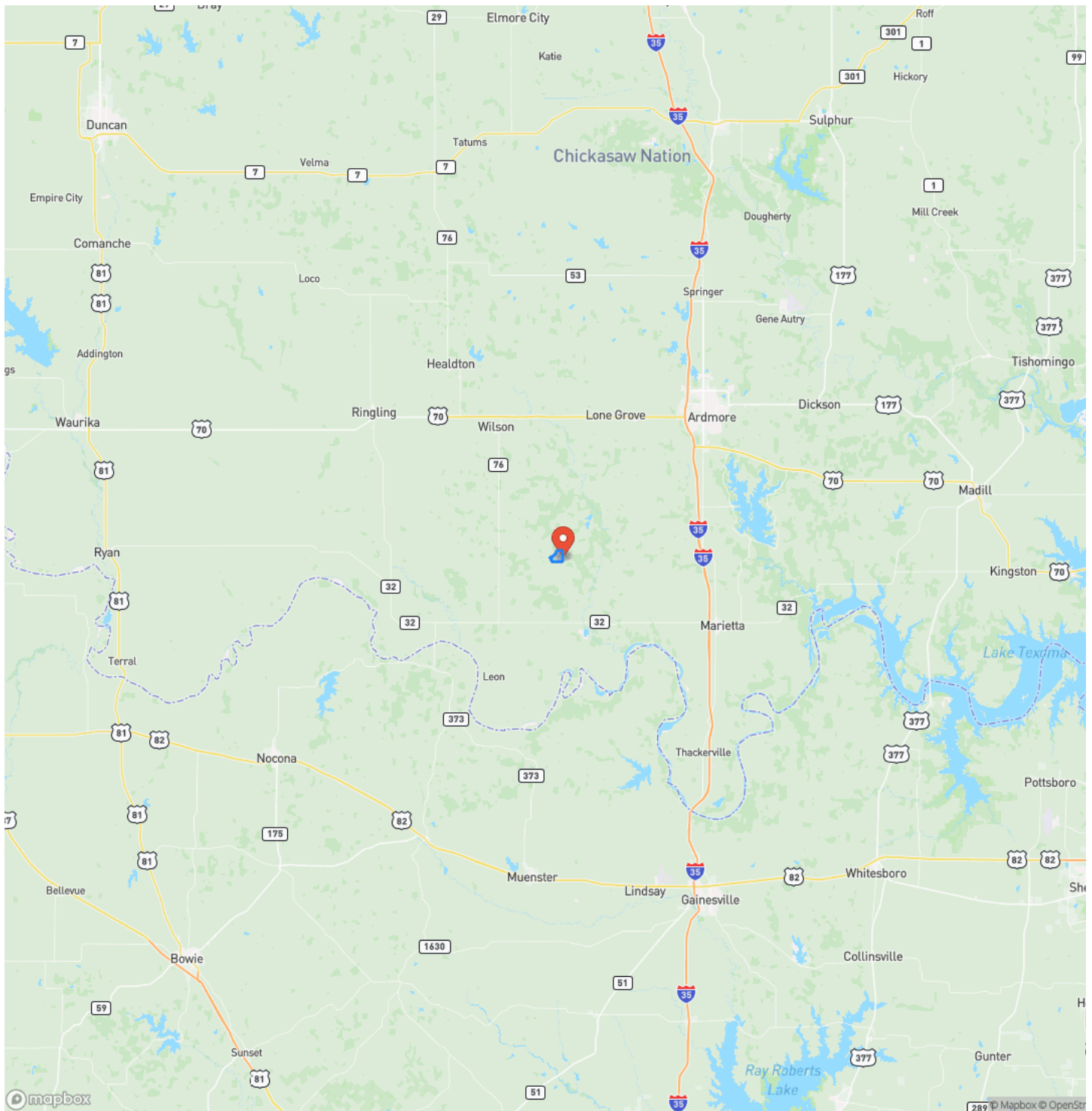


## Locator Map



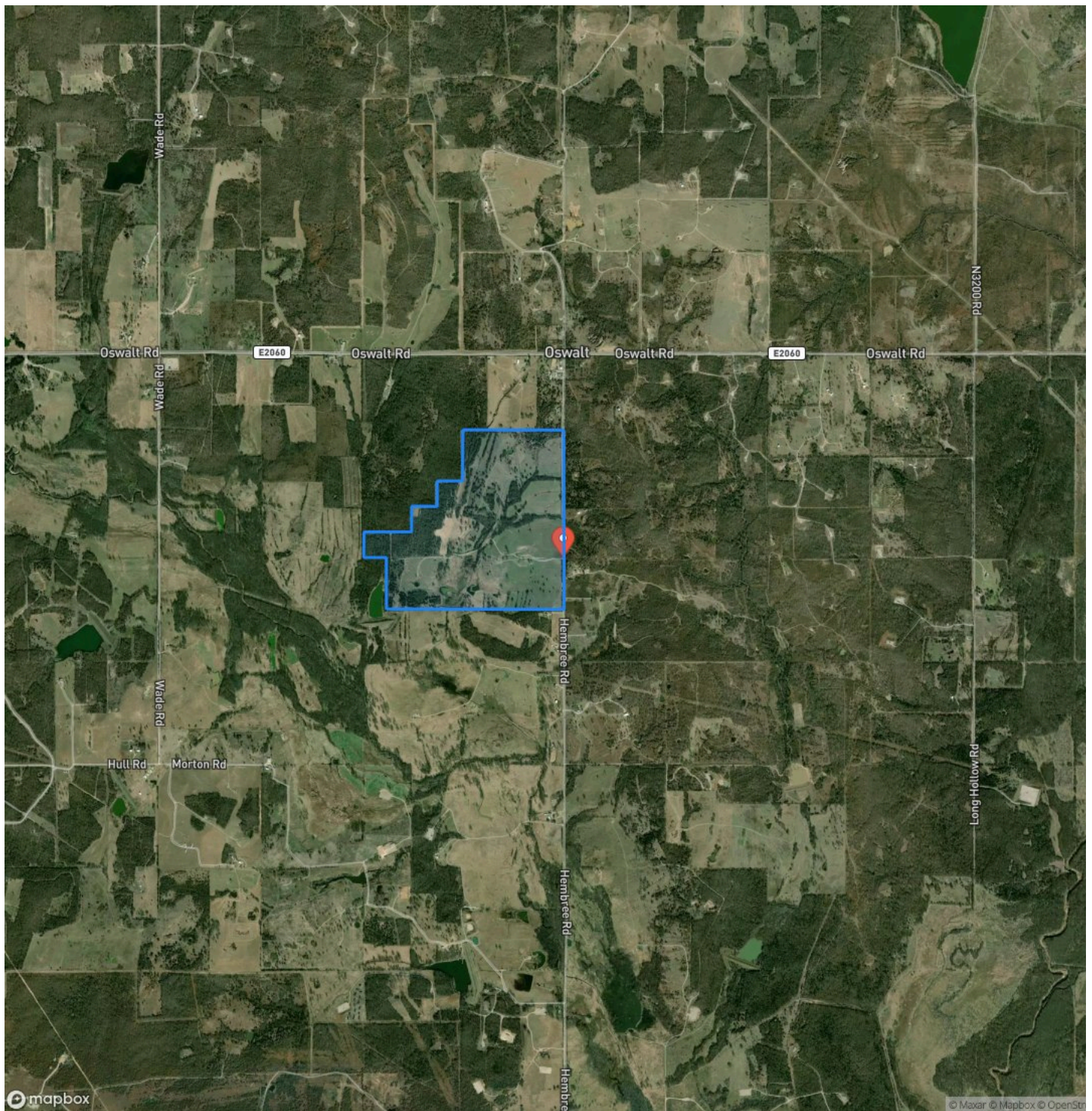


## Locator Map





## 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

## NOTES

[illegible]

## 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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