

Persimmon Branch Ranch
Woodford Road
Ardmore, OK 73401

\$516,750
65± Acres
Carter County



Persimmon Branch Ranch
Ardmore, OK / Carter County

SUMMARY

Address

Woodford Road

City, State Zip

Ardmore, OK 73401

County

Carter County

Type

Hunting Land, Recreational Land, Farms, Ranches

Latitude / Longitude

34.293081 / -97.282435

Acreage

65

Price

\$516,750

Property Website

<https://legendary.land/property/persimmon-branch-ranch/carter/oklahoma/82275/>



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PROPERTY DESCRIPTION

This beautiful 65 acre tract in Carter County, OK offers a rare blend of natural beauty and versatility, featuring mature pecan trees, several pastures and tillable fields, mature oak forest and a seasonal creek known as Persimmon Branch. The gently rolling terrain, rich soil, and water features make it ideal for a private homestead, hunting retreat, or small farm. With abundant wildlife, scenic views, and excellent access to I-35 and nearby Ardmore, this property is a perfect opportunity to own a peaceful slice of Oklahoma countryside.

Location:

- *Lone Grove - 9 miles
- *Ardmore - 23 miles
- *Oklahoma City - 103 miles
- *DFW - 125 miles

Access:

- *330' of paved County road frontage on Woodford Road

Water:

- *Seasonal creek drainage called Persimmon Branch Creek
- *2 acre pond with the ability to enlarge it
- *60 gpm irrigation water well

Utilities:

- *Electricity available
- *Water wells readily attainable

Climate:

- *Approximately 38 +/- inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Fertile Sandy Loam soils
- *Elevation ranging from 830' and 875'
- *Beautiful rolling terrain with mature pecan trees scattered in the open areas
- *Dense oak forest that provides excellent wildlife habitat
- *Edge cover comprised of native grass, plum and persimmon thickets
- *5 acre fully fenced food plot field to keep hogs out



Improvements:

*NA

Equipment:

*NA

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

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Persimmon Branch Ranch
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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

Ardmore, OK 73401

NOTES

This image shows a blank 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.

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.



http://legendary.land

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