

**Red Bayou Ranch**  
12375 Noble Foundation Rd  
Burneyville, OK 73430

**\$2,700,000**  
360± Acres  
Love County





**Red Bayou Ranch**  
**Burneyville, OK / Love County**

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**SUMMARY**

**Address**

12375 Noble Foundation Rd

**City, State Zip**

Burneyville, OK 73430

**County**

Love County

**Type**

Recreational Land, Ranches, Riverfront, Hunting Land, Farms

**Latitude / Longitude**

33.896887 / -97.266865

**Taxes (Annually)**

466

**Dwelling Square Feet**

1960

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

360

**Price**

\$2,700,000

**Property Website**

<https://legendary.land/property/red-bayou-ranch-love-oklahoma/87508/>



## **Red Bayou Ranch**

### **Burneyville, OK / Love County**

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#### **PROPERTY DESCRIPTION**

At the confluence of Walnut Bayou and Red River in west-central Love County lies an awesome recreational property called the Red Bayou Ranch. Both of these waterways are well-known whitetail deer producers in the region. This ranch has been a part of the Walnut Bayou Deer Management Association since 1996, which is comprised of over 12,000 acres of privately owned ranches, all managing for a quality deer herd. Increased doe harvest and reduced buck harvest along with other wildlife and land management techniques has produced many exceptional bucks over the decades. In addition to the incredible deer hunting, the property is ideal for creating waterfowl impoundments and turning the property into a true duck farm.

#### **Location:**

- \*Burneyville, OK - 2 miles
- \*I-35 - 14 miles
- \*Winstar Casino - 26 miles
- \*DFW - 94 miles
- \*Oklahoma City - 127 miles

#### **Access:**

- \*Dead-end County Lane

#### **Water:**

- \* Red River frontage - 1/4 mile
- \* Walnut Bayou frontage - over a mile of frontage
- \* One Pond
- \* Water well at cattle pens
- \* Irrigation system for pasture
- \* Ideal locations to build waterfowl impoundments

#### **Utilities:**

- \*Water Well
- \*Electric Meter
- \*Septic System

#### **Climate:**

- \*Approximately 38 +/- inches of annual precipitation

#### **Minerals:**

- \*Surface Only

#### **Wildlife:**

- \*Whitetail Deer - extensive management
- \*Wild Turkey - very healthy population
- \*Waterfowl - tons of potential to build impoundments
- \*Dove
- \*Quail
- \*Wild Hogs

#### **Fishing:**

- \*Catfish
- \*Crappie
- \*Bluegill
- \*Sand Bass
- \*Gar



**Terrain:**

- \*Rolling terrain with fertile Sandy Loam soils
- \*Post Oak forest
- \*Crosstimbers habitat with native grass, sand plum, blackberry and persimmon thickets
- \*Bottomland hayfields
- \*Bermudagrass pastures
- \*Native Pecan Orchards
- \*Established Food Plots
- \*Bordered by two 3,000+ acre properties owned by the Noble Research Institute

**Improvements:**

- \*1,960 sf modular home
- \*30' x 40' metal shop building
- \*Cattle Pens
- \*Hunting stands, feeders

**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.





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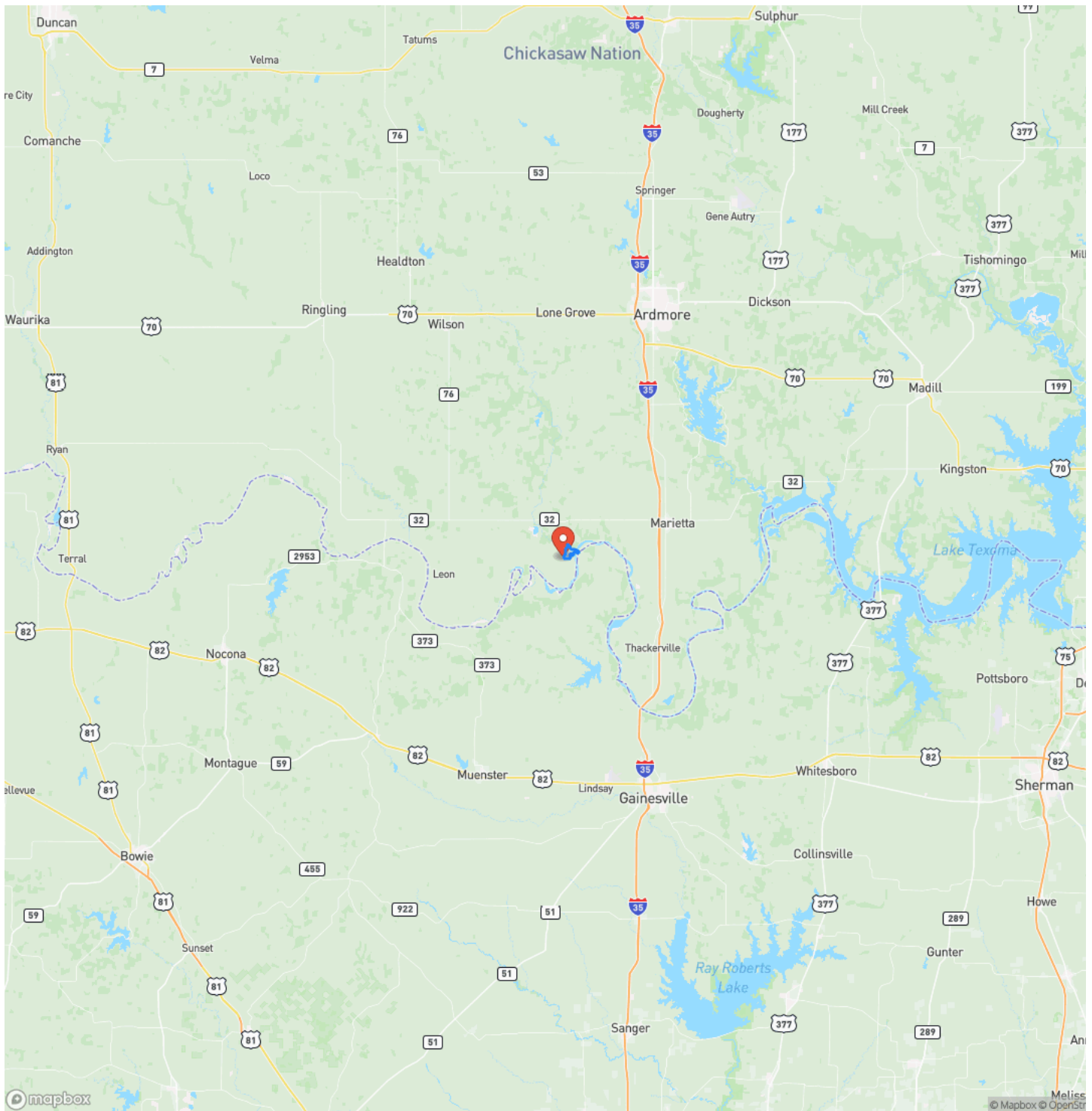


## Locator Map





## 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**



## **DISCLAIMERS**

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

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