

Sand Branch Ranch
Teal Rd
Ardmore, OK 73401

\$632,000
160± Acres
Carter County



Sand Branch Ranch
Ardmore, OK / Carter County

SUMMARY

Address

Teal Rd

City, State Zip

Ardmore, OK 73401

County

Carter County

Type

Undeveloped Land, Recreational Land, Hunting Land

Latitude / Longitude

34.274494 / -97.317443

Acreage

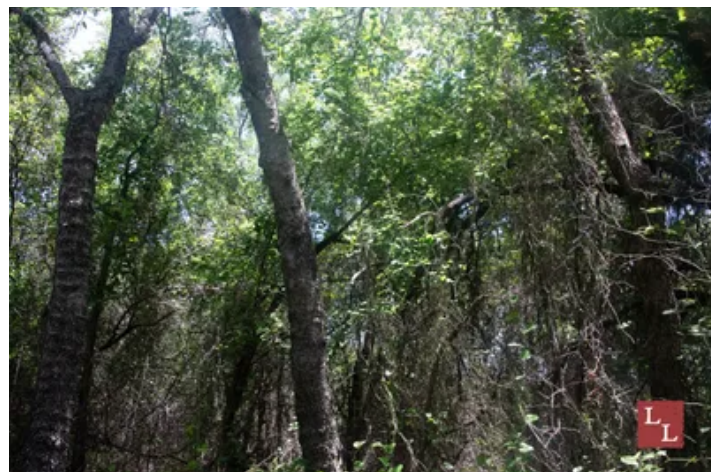
160

Price

\$632,000

Property Website

<https://legendary.land/property/sand-branch-ranch-carter-oklahoma/83166/>



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PROPERTY DESCRIPTION

Discover 160 acres of rolling raw land in Carter County, OK, offering a rare opportunity for outdoor enthusiasts and investors alike. This secluded tract is predominantly wooded with mature oak trees, native grasses, and diverse Crosstimbers habitat, creating an ideal environment for wildlife and exceptional hunting. Featuring two ponds and the scenic Sand Branch Creek running through the property, this land offers both natural beauty and abundant resources. Whether you're seeking a private recreational retreat or a long-term investment, this property is a true hidden gem in southern Oklahoma.

Location:

- *Lone Grove - 10 miles
- *Ardmore - 17 miles
- *DFW - 100 miles
- *Oklahoma City - 101 miles

Access:

- *1/4 mile of paved County Road Frontage on Jehovah Road (West side)
- *1/4 mile of gravel County Road frontage on Teal Road (Northwest side)
- *Single point frontage on Highland Road (Northeast side)

Water:

- * Sand Branch Creek flows north through the property toward Caddo Creek
- * Two small ponds
- * Several seasonal creek drainages which would be great locations to build new ponds

Utilities:

- *Electricity available
- *Neighboring properties on water wells

Climate:

- *Approximately +/- 38 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *NA

Terrain:

- * Higher terrain on the east and western edges of the property gradually declines as it falls into Sand Branch Creek
- *Over 100 feet of elevation change from 850' to 960'
- *Excellent Crosstimbers habitat with native grasses, plum and blackberry thickets, and oak timber
- *Area know for producing some exceptional whitetail deer

Improvements:

- *In the Northwest corner of the property, there is a large metal building which was built for and is operated as the Sneed Volunteer Fire



Department. This building and 2.5 acres is a part of a 50 year Lease which was donated to the VFD to provide fire fighting capabilities for the surrounding rural community. This land and building is located on the property being sold, but will remain leased to the Sneed VFD.

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

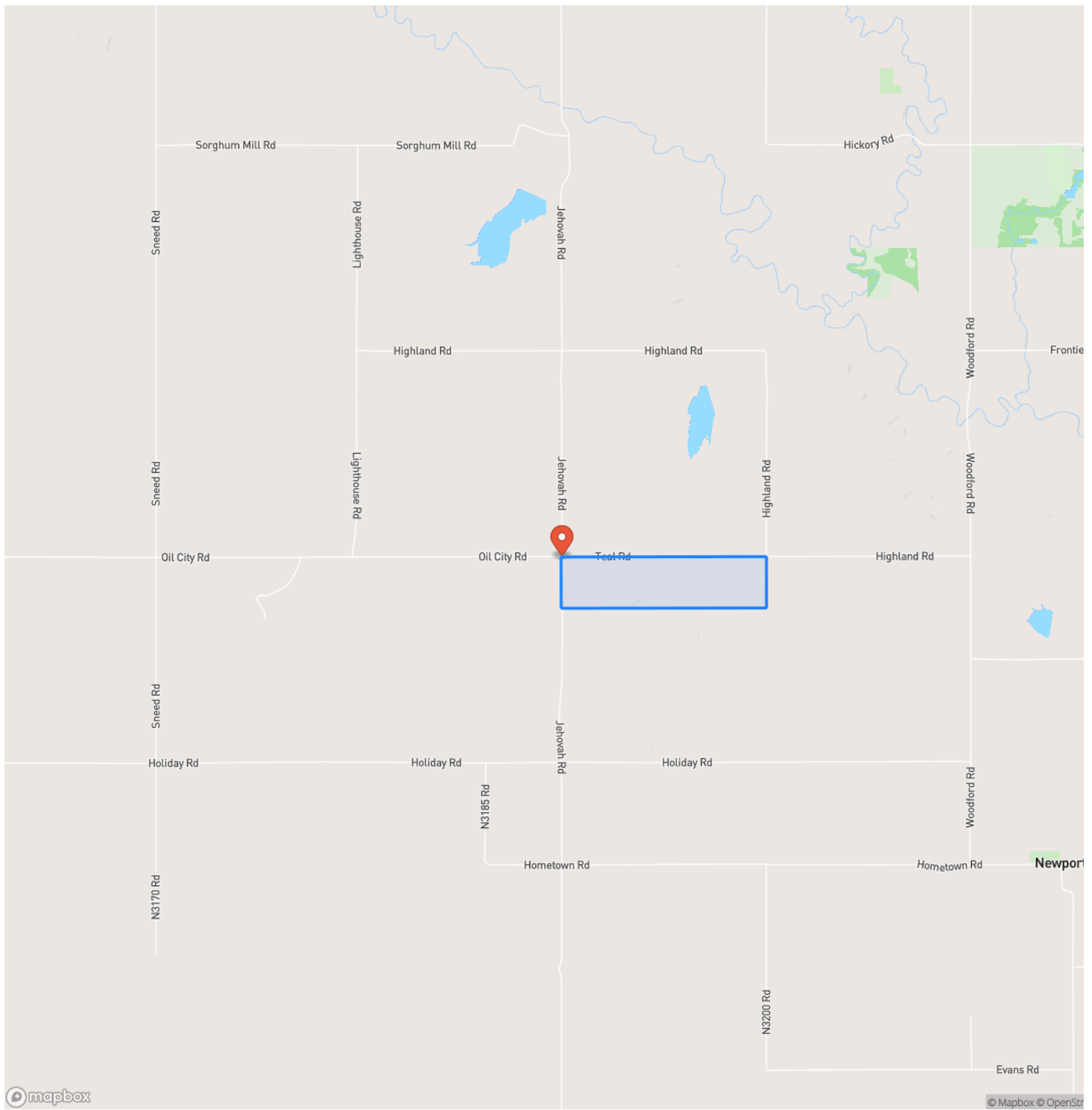
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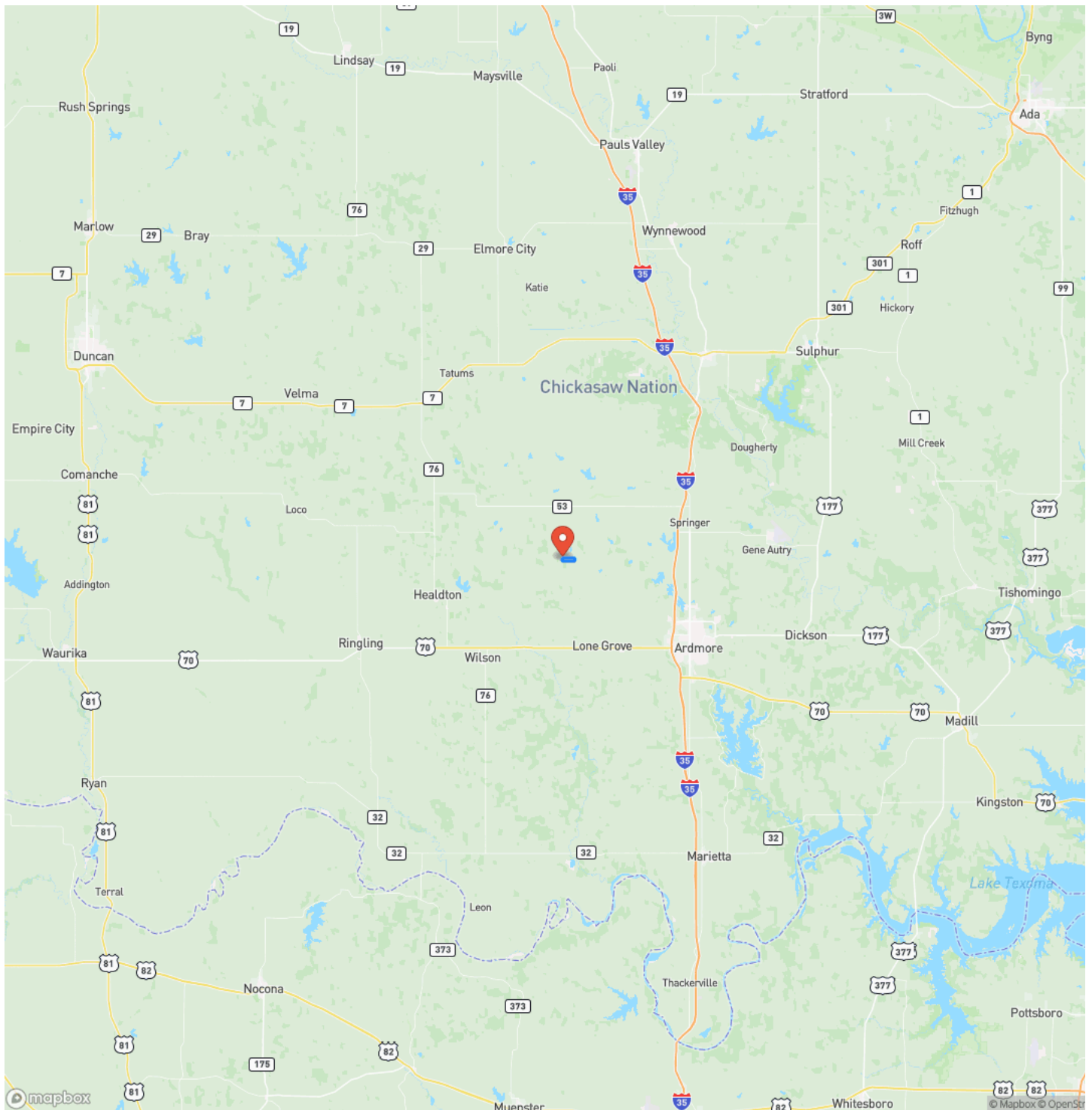
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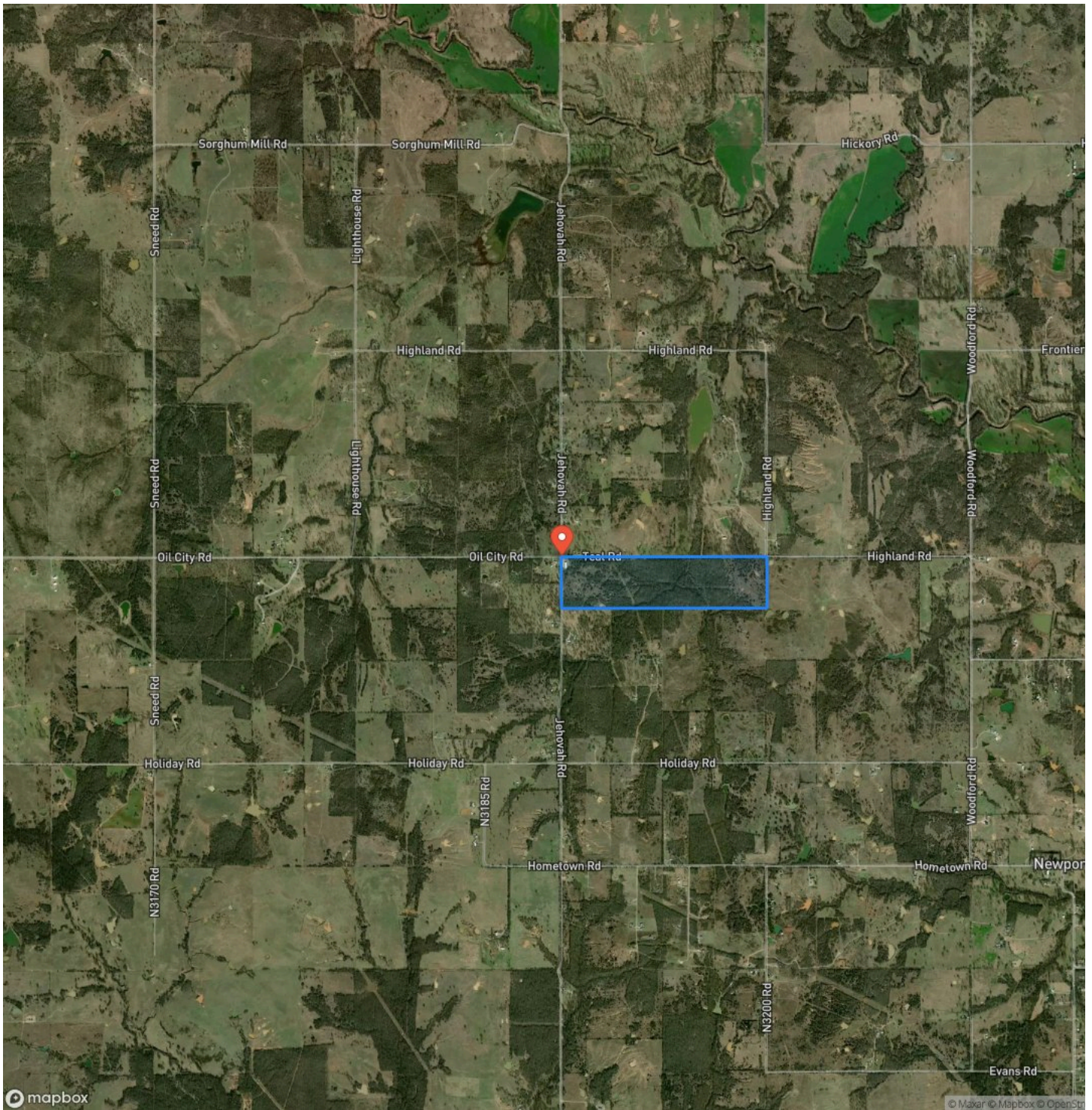
Locator Map



Locator Map



Satellite Map



**Sand Branch Ranch
Ardmore, OK / Carter 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

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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