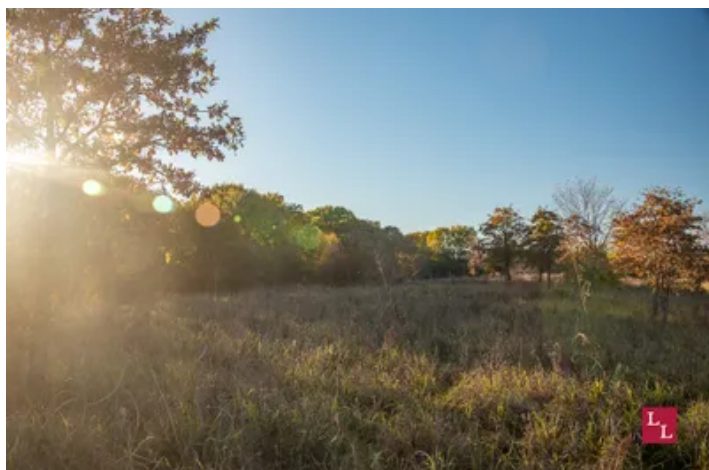


Caddo Creek Overlook
Deese Road
Ardmore, OK 73401

\$445,500
40± Acres
Carter County



Caddo Creek Overlook
Ardmore, OK / Carter County

SUMMARY

Address

Deese Road

City, State Zip

Ardmore, OK 73401

County

Carter County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

34.281755 / -97.217062

Taxes (Annually)

381

Acreage

40

Price

\$445,500

Property Website

<https://legendary.land/property/caddo-creek-overlook-carter-oklahoma/67801/>



Caddo Creek Overlook

Ardmore, OK / Carter County

PROPERTY DESCRIPTION

Caddo Creek Overlook is a unique, small acreage property with thick wildlife habitat along Caddo Creek, as well as elevated uplands above the floodplain for a building location. Frontage on Caddo Creek is extremely rare, and this creek system is known for growing huge whitetail deer.

Location:

- *Ardmore - 11 miles
- *Oklahoma City - 92 miles
- *DFW - 99 miles

Access:

- *1/2 mile of paved county road frontage - Deese Rd
- *1/2 mile of paved county road frontage - Clay Rd

Water:

- *Live Caddo Creek
- *Duck impoundment potential

Utilities:

- *Rural water available
- *Electricity available

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:

- *Over 50' of elevation relief
- *Steep rock ridge with outcrops
- *Native Pecan Trees
- *Mixed grass pasture and bottomland thickets
- *Big hardwood ridges and hollows
- *Has an old cemetery called Gaines Cemetery (shown on topo map)

Improvements:

- *New fencing and gated entry



Equipment:

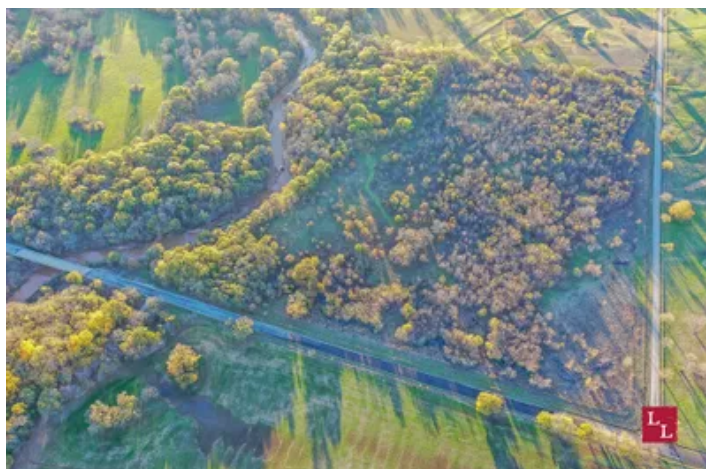
*NA

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

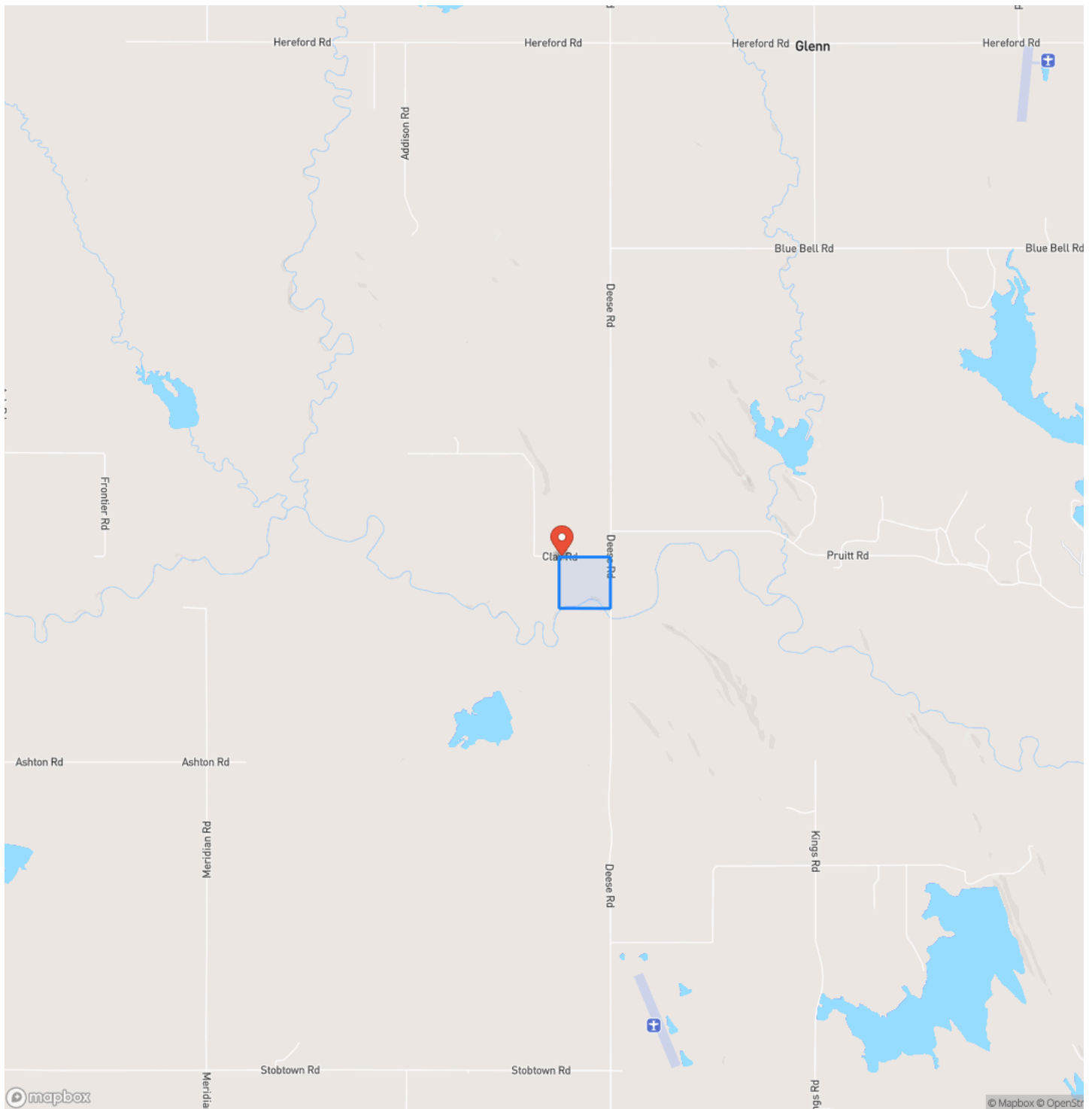
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will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



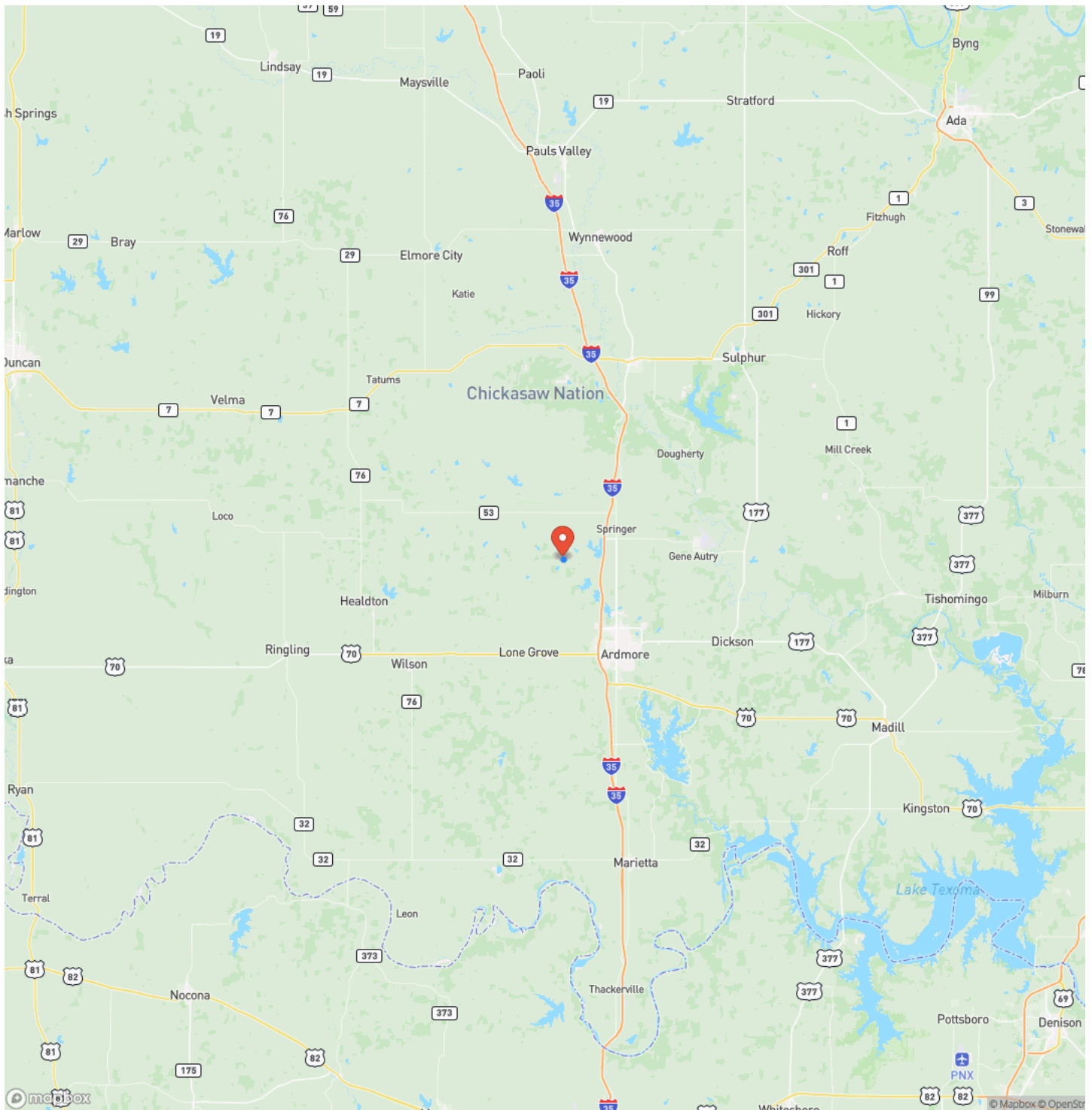
Caddo Creek Overlook
Ardmore, OK / Carter County



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.

[illegible]

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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