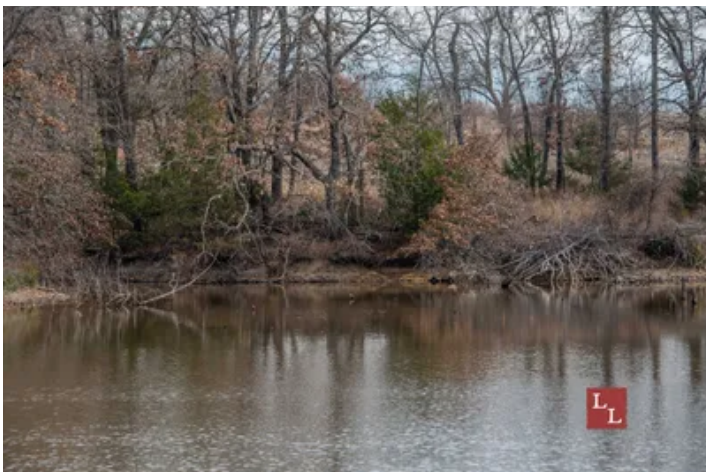


Hoxbar Ranch Back 40
1 Hoxbar Road
Ardmore, OK 73401

\$395,000
40± Acres
Carter County



Hoxbar Ranch Back 40
Ardmore, OK / Carter County

SUMMARY

Address

1 Hoxbar Road

City, State Zip

Ardmore, OK 73401

County

Carter County

Type

Hunting Land, Farms, Recreational Land, Ranches

Latitude / Longitude

34.125424 / -97.014166

Acreage

40

Price

\$395,000

Property Website

<https://legendary.land/property/hoxbar-ranch-back-40/carter/oklahoma/97890/>



Hoxbar Ranch Back 40 **Ardmore, OK / Carter County**

PROPERTY DESCRIPTION

Just minutes from Lake Murray and a short drive from Ardmore, this attractive Southern Oklahoma property offers paved county road access and a rare combination of water and wildlife all within convenient reach of both the DFW Metroplex and Oklahoma City. There are two nice ponds that support quality fishing and attract a wide variety of game. Gently rolling terrain, quality native grasses, mature hardwoods, and dense Crosstimbers create excellent cover and habitat, further enhanced by established food plots. The Hoxbar Ranch is an exceptional hunting tract which has produced a free-range 200" whitetail deer, but would also make an ideal rural homeplace.

Additional 10 and 40 acre tracts available

Location:

*Lake Murray (Martin's Landing) - 4 miles

*Ardmore - 10 miles

*DFW - 103 miles

*Oklahoma City - 108 miles

Access:

*Paved county road frontage

*Deeded access road

Water:

*Two ponds

*Seasonal creek drainage

Utilities:

*Water Wells readily attainable in area

*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:

* Elevation ranges from 820' to 880'

* Excellent native habitat for wildlife

* Mature Hardwood timber

* Thick crosstimbers

* Food plots



Improvements:

*Deer stands, blinds and feeders

Equipment:

*NA

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

Information contained in this listing is believed to be reliable but is not guaranteed by the broker or its agents. No representation or warranty is made as to its accuracy or completeness, and all information is subject to errors, omissions, prior sale, price changes, or withdrawal without notice. Buyers are responsible for independently verifying all information and conducting their own due diligence prior to purchase.



Hoxbar Ranch Back 40
Ardmore, OK / Carter County



Locator Map



Locator Map



Satellite Map



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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