

Ionine Creek Wetland
North CS 2770
Verden, OK 73092

\$280,000
160 +/- acres
Grady County



Ionine Creek Wetland

Verden, OK / Grady County

SUMMARY

Address

North CS 2770

City, State Zip

Verden, OK 73092

County

Grady County

Type

Hunting Land, Recreational Land

Latitude / Longitude

35.1348 / -98.0520

Taxes (Annually)

473

Acreage

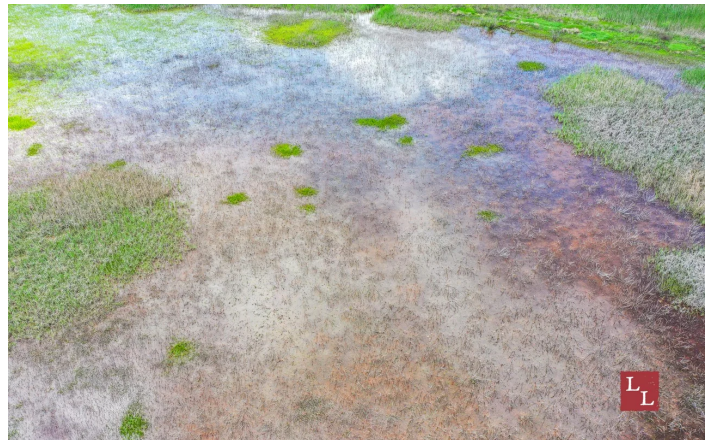
160

Price

\$280,000

Property Website

<https://legendary.land/property/ionine-creek-wetland-grady-oklahoma/12761>



PROPERTY DESCRIPTION

Ionine Creek Wetland is square, quarter-section of land located in West-Central Grady County in the fertile Washita River valley. This property is part of over 760 acres of total contiguous developed wetlands. The property is situated on the farming flats near the confluence of Ionine Creek with the Washita River, and only two miles east of Lake Chickasha. The shallowly flooded moist-soil habitat is ideal for attracting and holding migratory waterfowl. Once a well-kept secret, Western Oklahoma is quickly gaining national attention as one of the best place to duck hunt due to large numbers of wintering mallards which congregate on scarce water sources scattered across miles of cropland.

Location:

- *Verden, OK - 5 miles
- *Chickasha, OK - 10 miles
- *Norman, OK - 47 miles
- *Oklahoma City - 55 miles
- *DFW - 190 miles

Access:

- *Dead-end gravel County Road access
- *North CS 2770 Road

Water:

- *Two drainage canals running East to West along both the North and South boundaries
- *90+ acres of floodable wetland habitat
- *Near Ionine Creek, Washita River & Lake Chickasha
- *High water table

Utilities:

- *Electricity available at gate in SW corner

Climate:

- *Approximately +/-32 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Waterfowl



- *Dove
- *Wild Hogs

Fishing:

- *NA

Terrain:

- *Mostly flat topography with a very slight fall in elevation from SW to NE
- *Tillable, fertile soil in the Washita River bottom (Lela Silty Clay)
- *Property enrolled in 30 year Wetlands Reserve Program (WRP)
- *Enrolled 31 July 2003; will expire 31 July 2033
- *Professionally designed and developed duck hunting wetlands
- *Native moist soil and aquatic vegetation

Improvements:

- *NA

Equipment:

- *NA

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

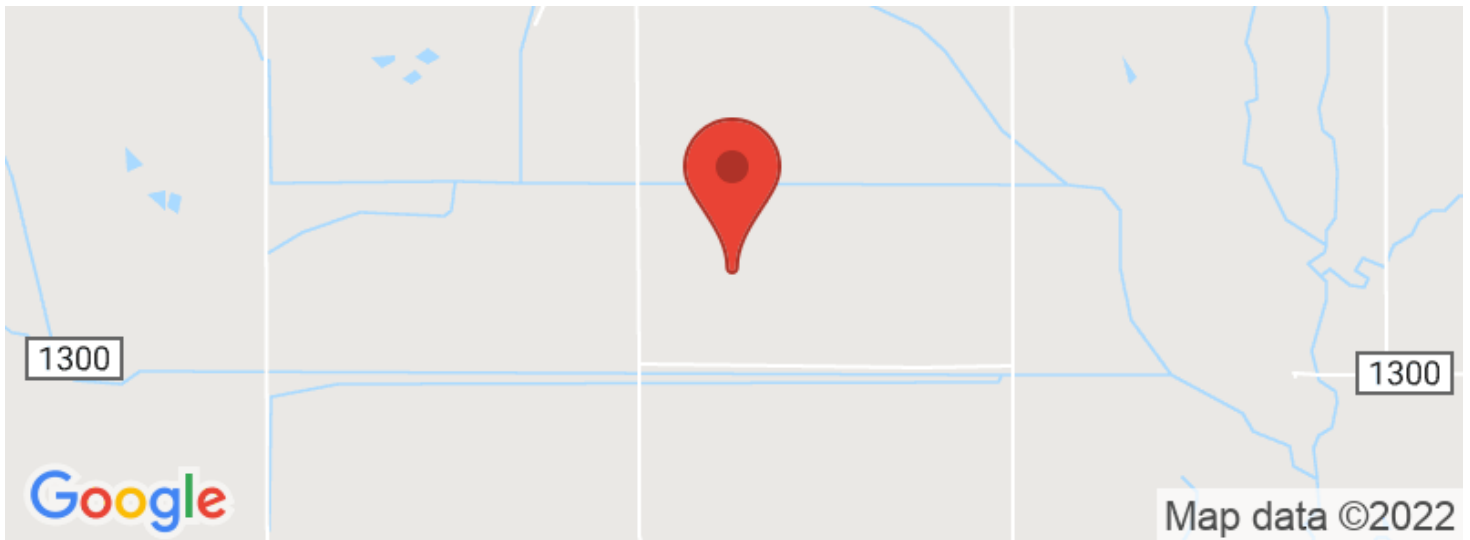
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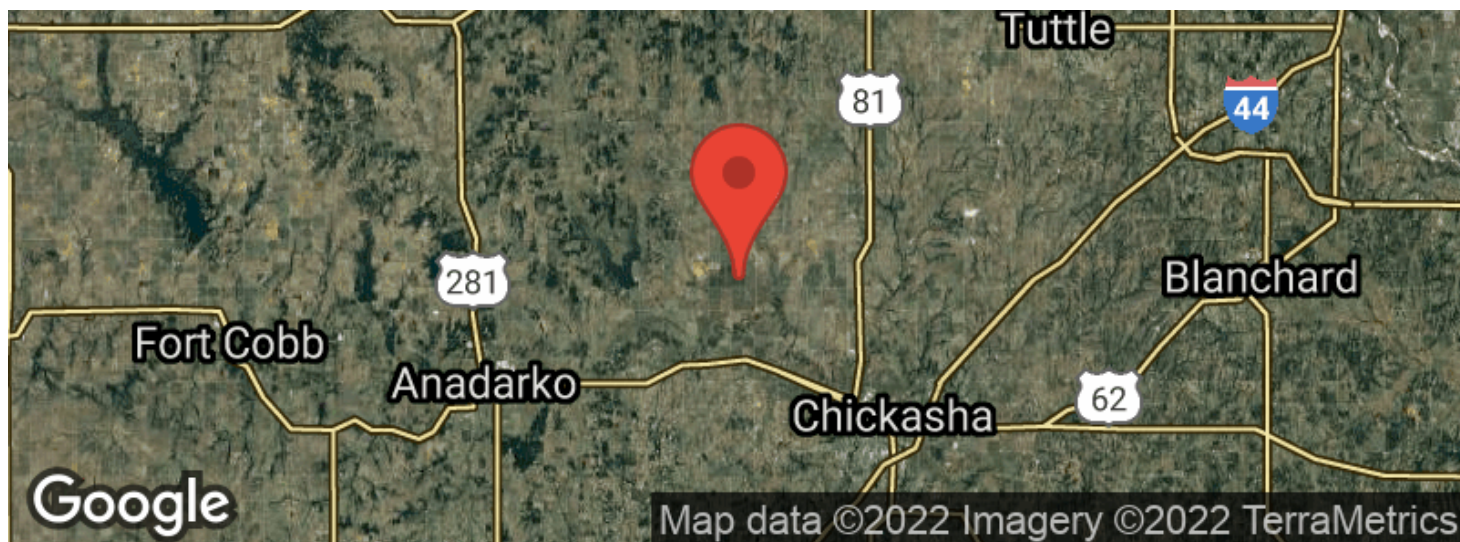
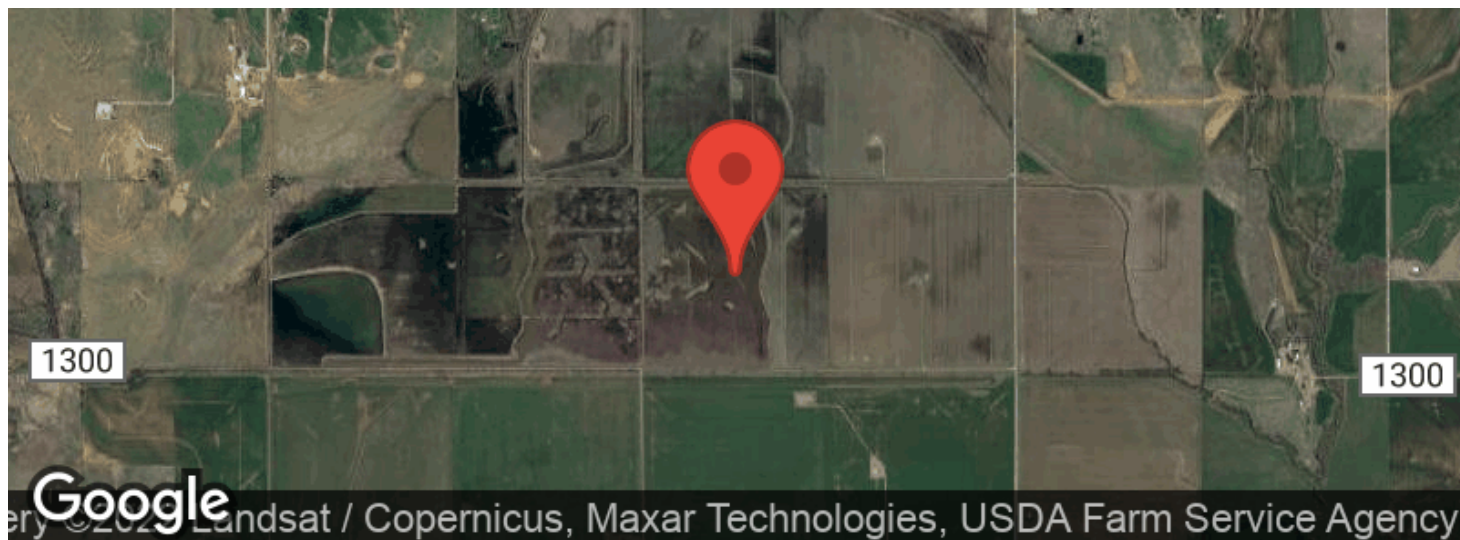
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Trevor Potts

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Address

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City / State / Zip

Ardmore, OK 73401

NOTES

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DISCLAIMERS

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