

**Cool Creek Ranch**  
1156 Sawmill Road  
Ardmore, OK 73401

**\$1,300,000**  
107± Acres  
Carter County



## Cool Creek Ranch

### Ardmore, OK / Carter County

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#### **SUMMARY**

**Address**

1156 Sawmill Road

**City, State Zip**

Ardmore, OK 73401

**County**

Carter County

**Type**

Hunting Land, Ranches, Recreational Land,  
Residential Property

**Latitude / Longitude**

34.321427 / -97.037748

**Dwelling Square Feet**

4750

**Bedrooms / Bathrooms**

3 / 4

**Acreage**

107

**Price**

\$1,300,000

**Property Website**

<https://legendary.land/property/cool-creek-ranch-carter-oklahoma/28928>



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#### **PROPERTY DESCRIPTION**

Cool Creek Ranch is a stunning live-water property with a beautiful country home perched overlooking the Arbuckle Mountains. Cool Creek is a spring-fed creek which runs out of the Arbuckle-Simpson Aquifer and meanders through a pecan bottom before entering the Washita River on this property. In addition to big whitetail deer and all other native wildlife, this unique property is also home to large, healthy herd of free-range Elk which is extremely rare outside of the Rocky Mountains. The rustic and tasteful custom home is situated in a secluded location away from neighbors, but overlooking Cool Creek, the Arbuckles and the Washita River valley. There is nearly 100' of elevation change from the banks of the Washita, through the big native pecan bottom, then rising drastically up to the home in the oak laden uplands.

#### **Location:**

- \*Gene Autry Airpark - 2 miles
- \*I-35 - 8 miles
- \*Ardmore - 11 miles
- \*Oklahoma City - 84 miles
- \*DFW - 108 miles

#### **Access:**

- \*Recorded Easement from Paved County Road (crosses Ardmore City property)

#### **Water:**

- \*Washita River frontage - large, flowing river
- \*Cool Creek frontage - beautiful, clear, spring-fed creek
- \*One pond
- \*Waterfowl potential

#### **Utilities:**

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

#### **Climate:**

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

#### **Minerals:**

- \*Surface Only



**Wildlife:**

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

**Fishing:**

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

**Terrain:**

- \*Steep upland terrain in the foothills of the Arbuckle Mountains
- \*Beautiful native pecan bottoms used as hay fields
- \*Huge bottomland hardwoods along the creek and river
- \*Tons of waterfowl potential in existing oxbow lake and pecan bottoms
- \*Crystal-clear Cool Creek flows year round
- \*Famed Washita River known for excellent Oklahoma river fishing
- \*Unique Crosstimbers habitat supports healthy native game as well as a wild elk herd

**Equipment:**

- \*NA

**Improvements:**

- \*4,075 sf, 3 bedrooms, 3.5 bathrooms, 2 car garage, built in 2012
- \*Large Master Suite, with two additional downstairs bedrooms each with a full bathroom
- \*1,100 sf upstairs with Gun Room, full bathroom and large bonus/media room
- \*Large Kitchen built for hosting - stainless steel appliances and granite countertops
- \*Big custom dining table which stays with the house, along with lots of other furniture
- \*Safe Room with concrete walls and steel door
- \*Large Gun Room with built-in oak cabinetry
- \*Truly custom home built of ICF Block construction (6" concrete)
- \*Windows are Gas-infused R50 insulation factor
- \*Skeet Course with throwers in pecan bottom

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

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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.

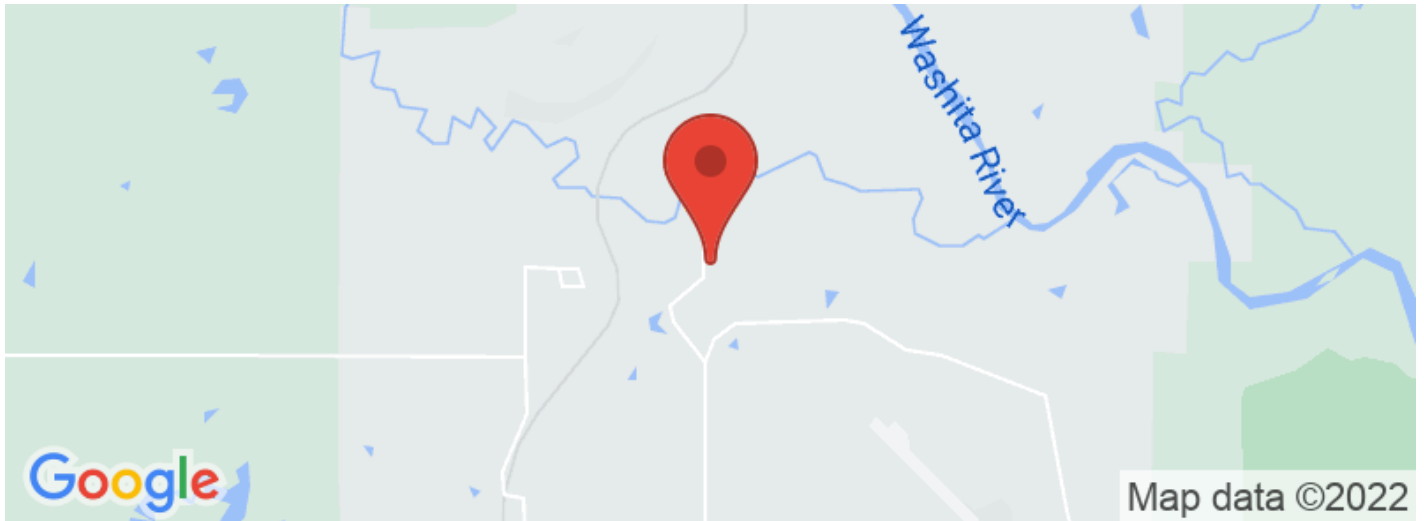


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## Locator Maps



## Aerial Maps



## 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

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## NOTES

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## NOTES

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## **DISCLAIMERS**

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