

Oak Grove Ranch
County Road 3320
Wynnewood, OK 73098

\$958,800
240± Acres
Garvin County



Oak Grove Ranch
Wynnewood, OK / Garvin County

SUMMARY

Address

County Road 3320

City, State Zip

Wynnewood, OK 73098

County

Garvin County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.6616 / -97.0902

Taxes (Annually)

250

Acreage

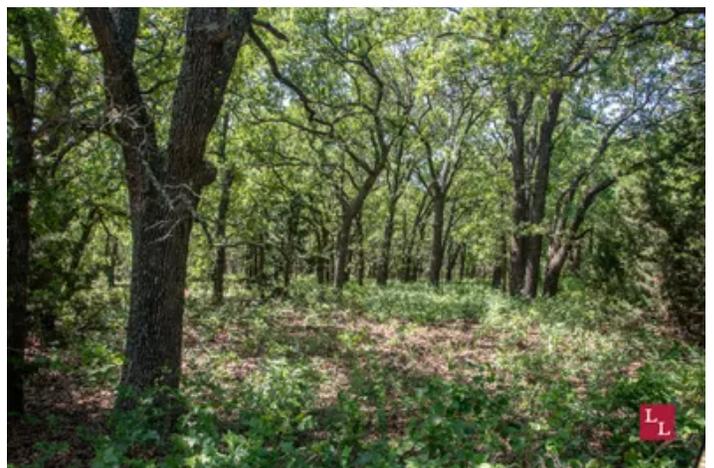
240

Price

\$958,800

Property Website

<https://legendary.land/property/oak-grove-ranch-garvin-oklahoma/49020/>



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PROPERTY DESCRIPTION

Oak Grove Ranch is a quintessential Crosstimbers combination ranch providing both excellent hunting and agricultural opportunities. It has areas of thick native grasses like Bluestem, as well as blackberry and persimmon thickets and post oak forest. These habitats are continually intermixed throughout the property giving wildlife the perfect amount of native food and cover. Several small ponds are scattered across the ranch with many other locations that would be ideal to build new ponds or even small lakes. There are numerous choice building spots for a new ranch house, get-away cabin or permanent residence which would be overlooking beautiful and scenic views of the South-central Oklahoma countryside.

Location:

- *Wynnewood, OK - 5 miles
- *I-35 - 9 miles
- *Texas State Line - 70 miles
- *Oklahoma City - 71 miles
- *DFW - 125 miles

Access:

- *3/4 mile of paved county road frontage (N3320 Rd) along the West boundary
- *1/2 mile of gravel county road frontage (E1620 Rd) along the North boundary
- *Only 1/4 mile from paved State Highway 29 and 7 miles from Interstate 35

Water:

- *Five ponds
- *Seasonal creek drainages
- *Excellent locations to build new ponds or small lakes

Utilities:

- *Rural water line available at road frontage
- *Electric Meter on site

Climate:

- *Approximately +/- 38 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill

Terrain:

- *Rolling terrain with elevation ranging from 1,000' to 1,070'
- *Thick native grasses and healthy crosstimbers habitat
- *Post oak and blackjack oak forests
- *Excellent deer and turkey hunting and an opportunity for planting a dove field



Improvements:

*Fenced

Equipment:

*NA

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

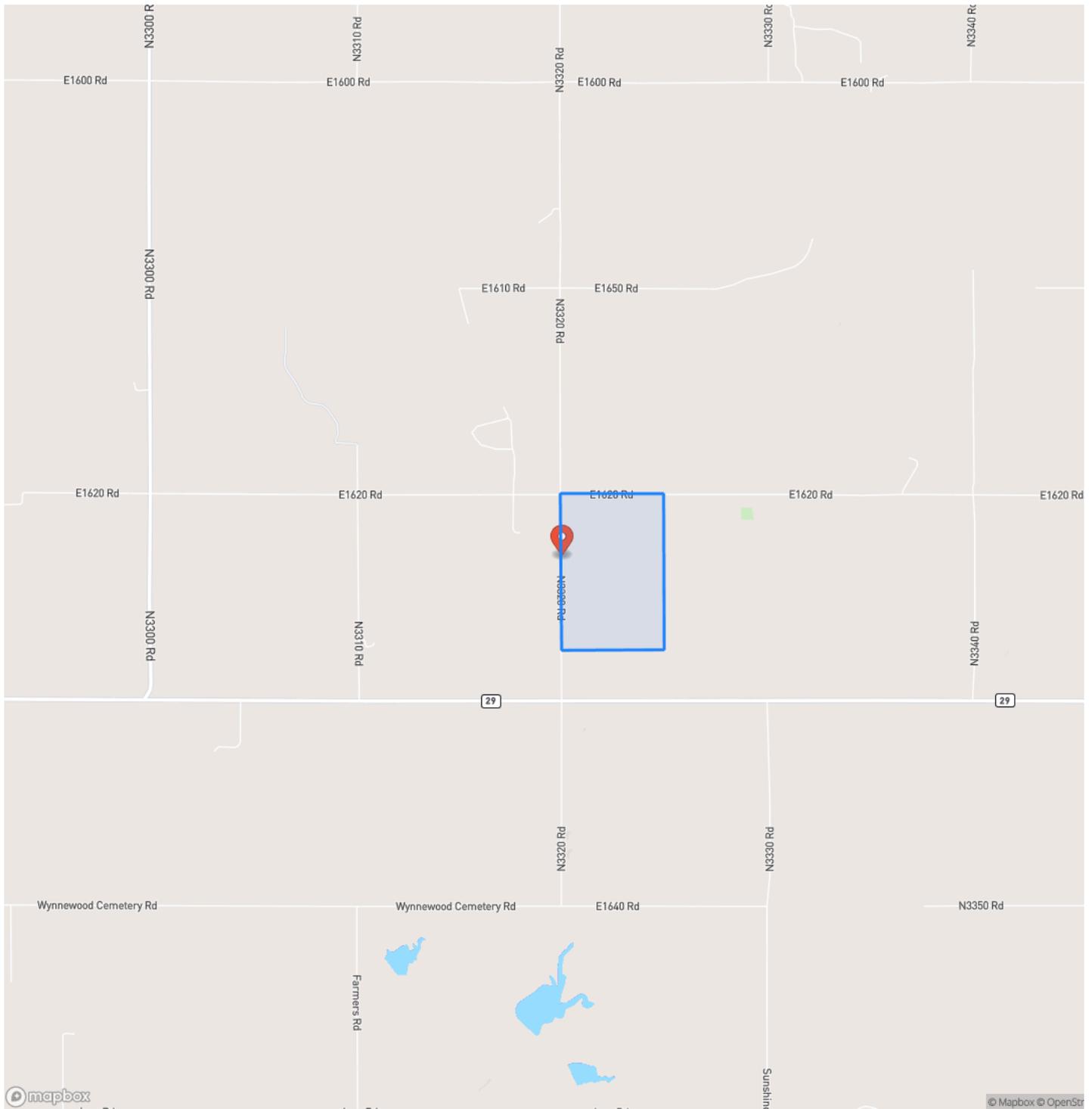
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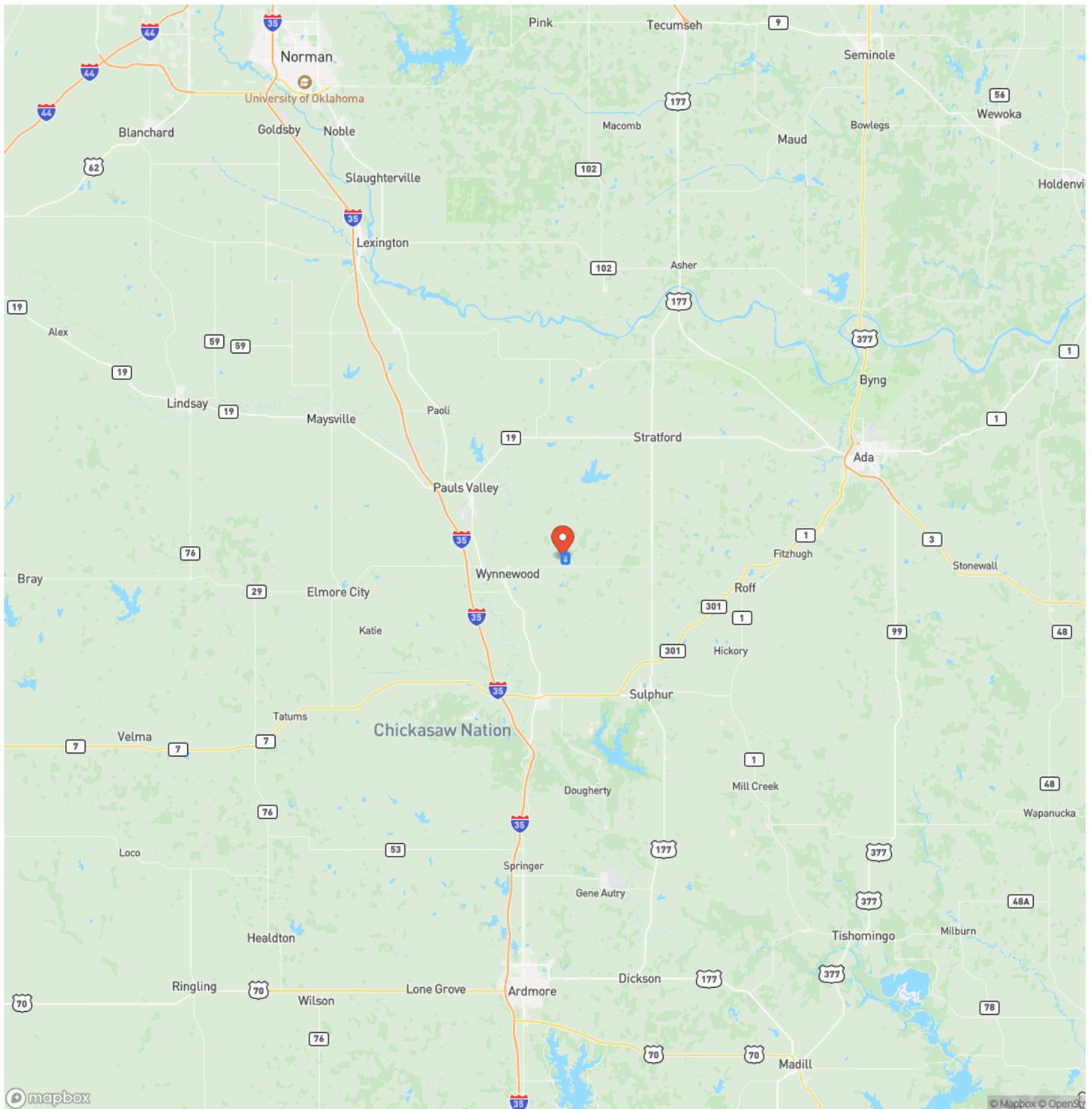
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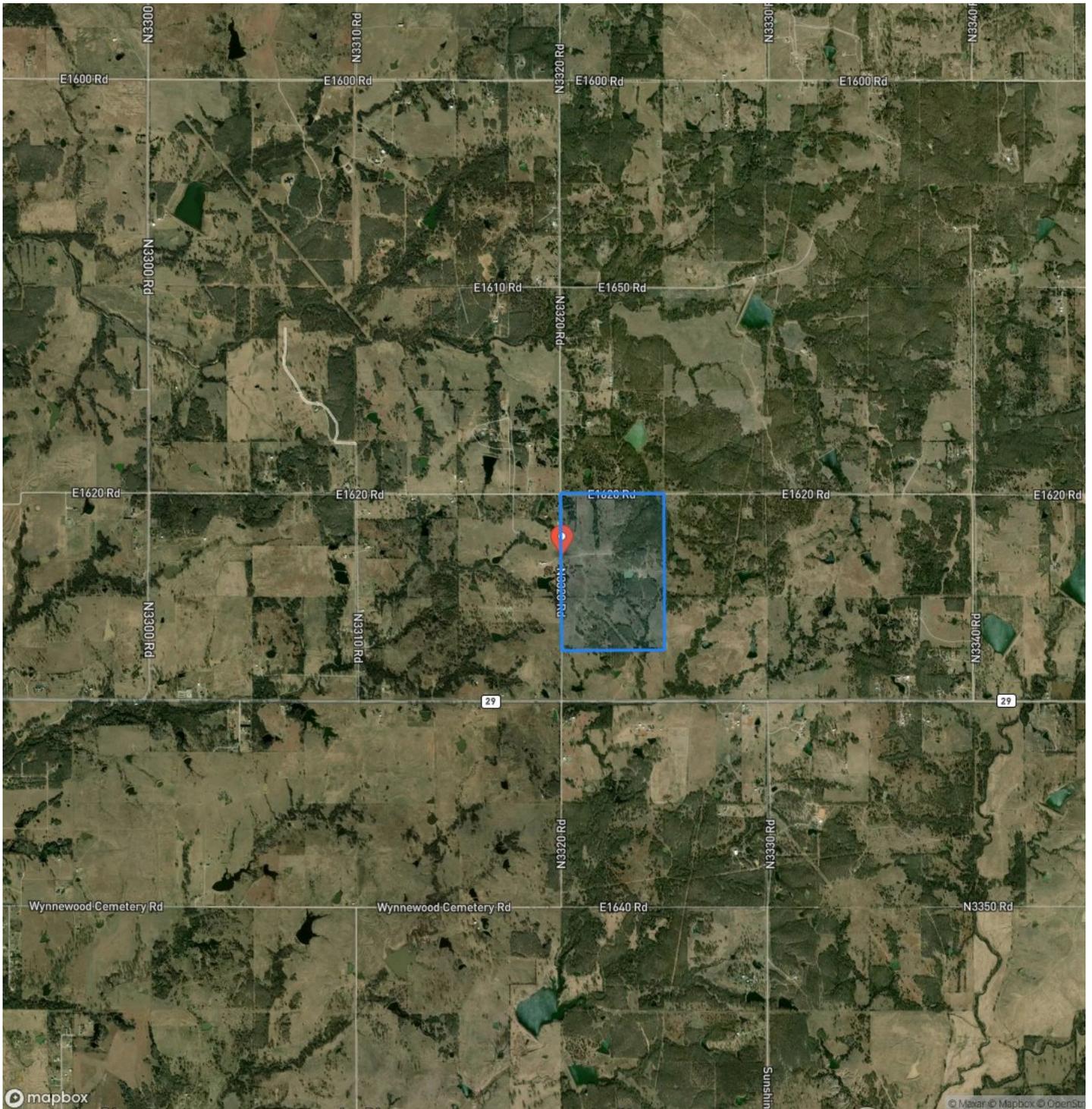
Locator Map



Locator Map



Satellite Map



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