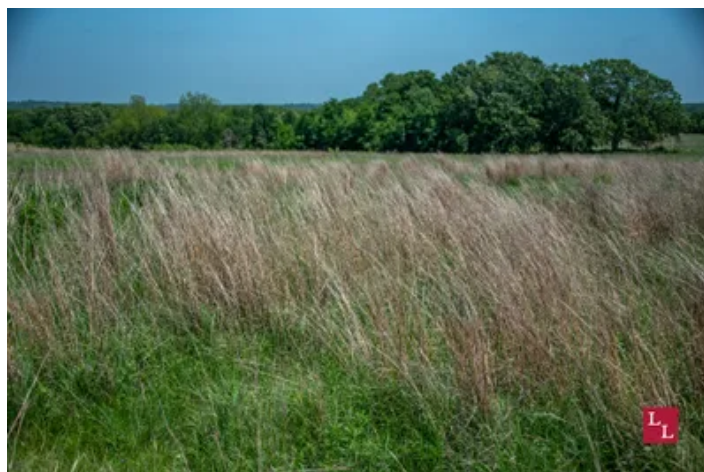
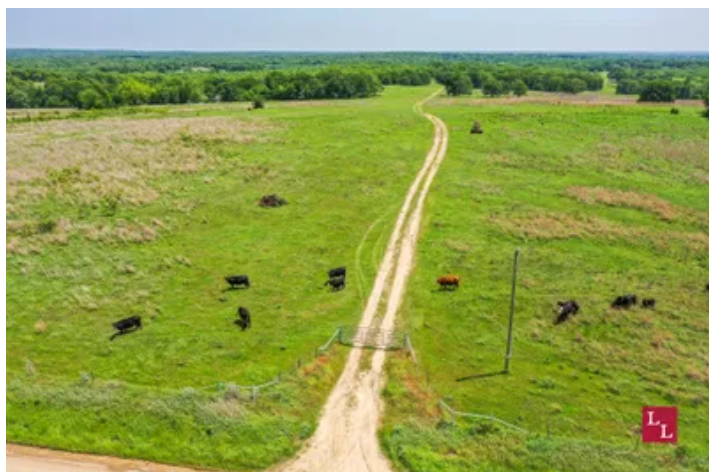


Oak Grove Ranch
County Road 3320
Wynnewood, OK 73098

\$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/>



Oak Grove Ranch

Wynnewood, OK / Garvin County

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.

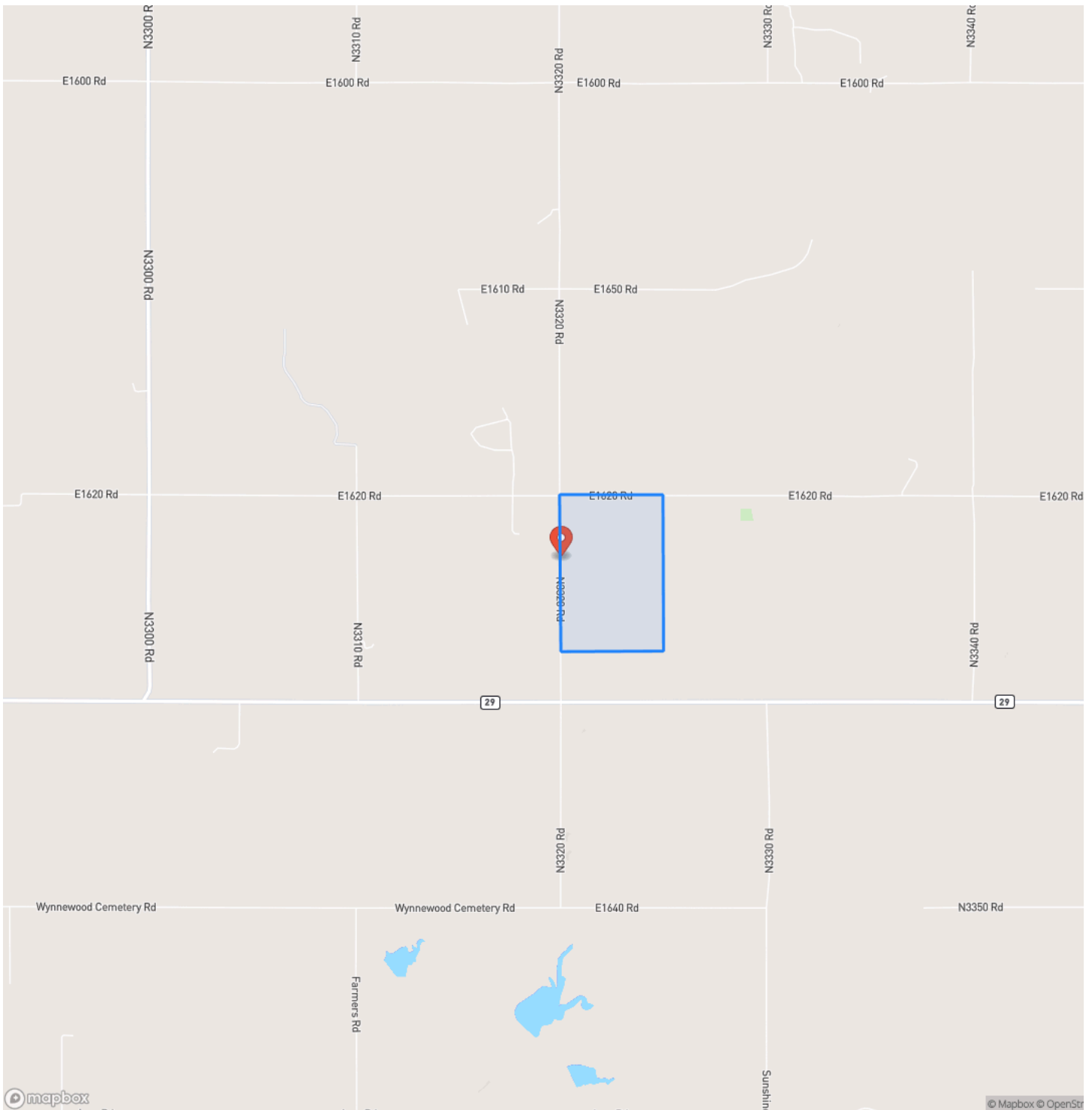
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will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



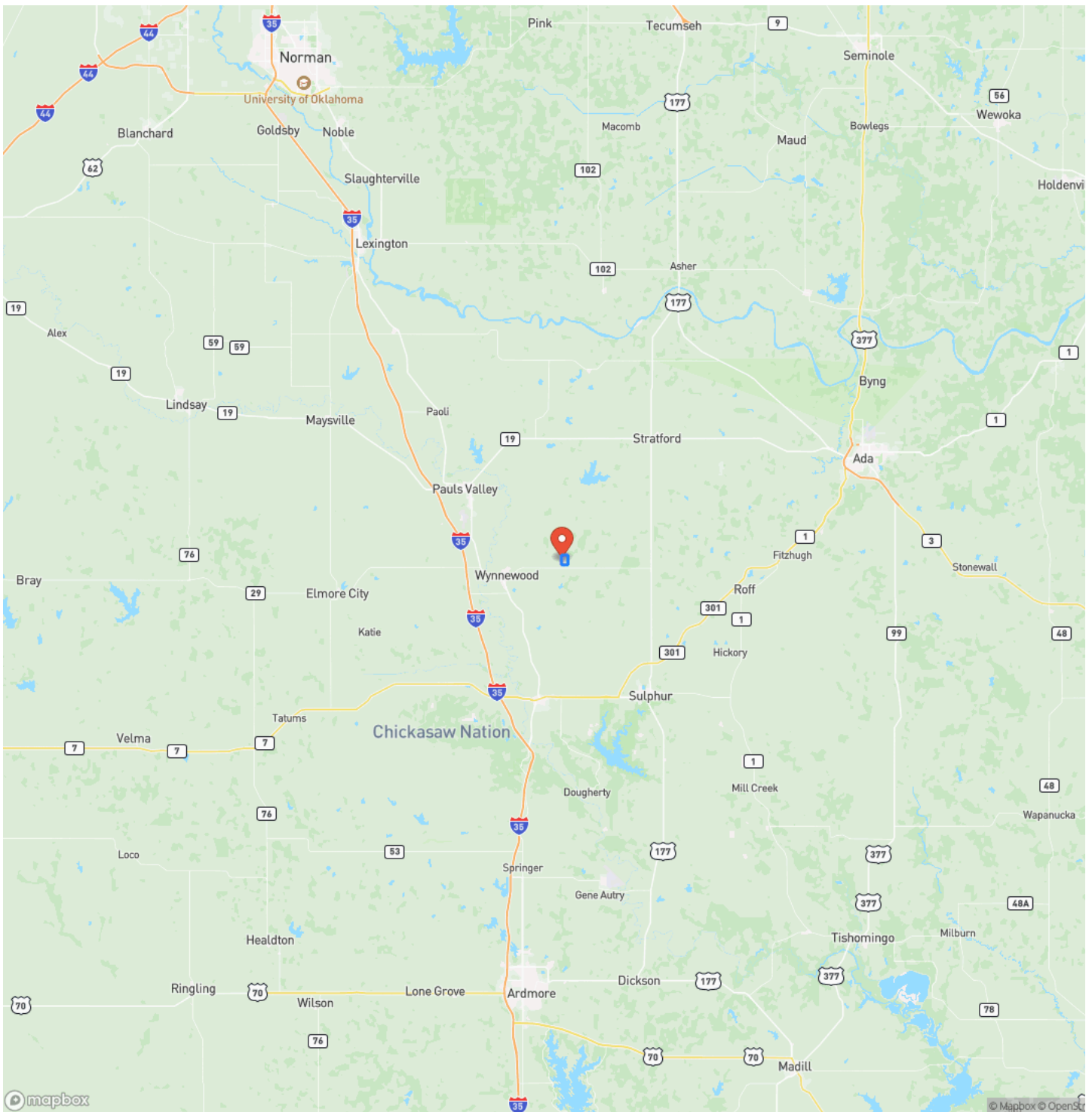
Oak Grove Ranch
Wynnewood, OK / Garvin County



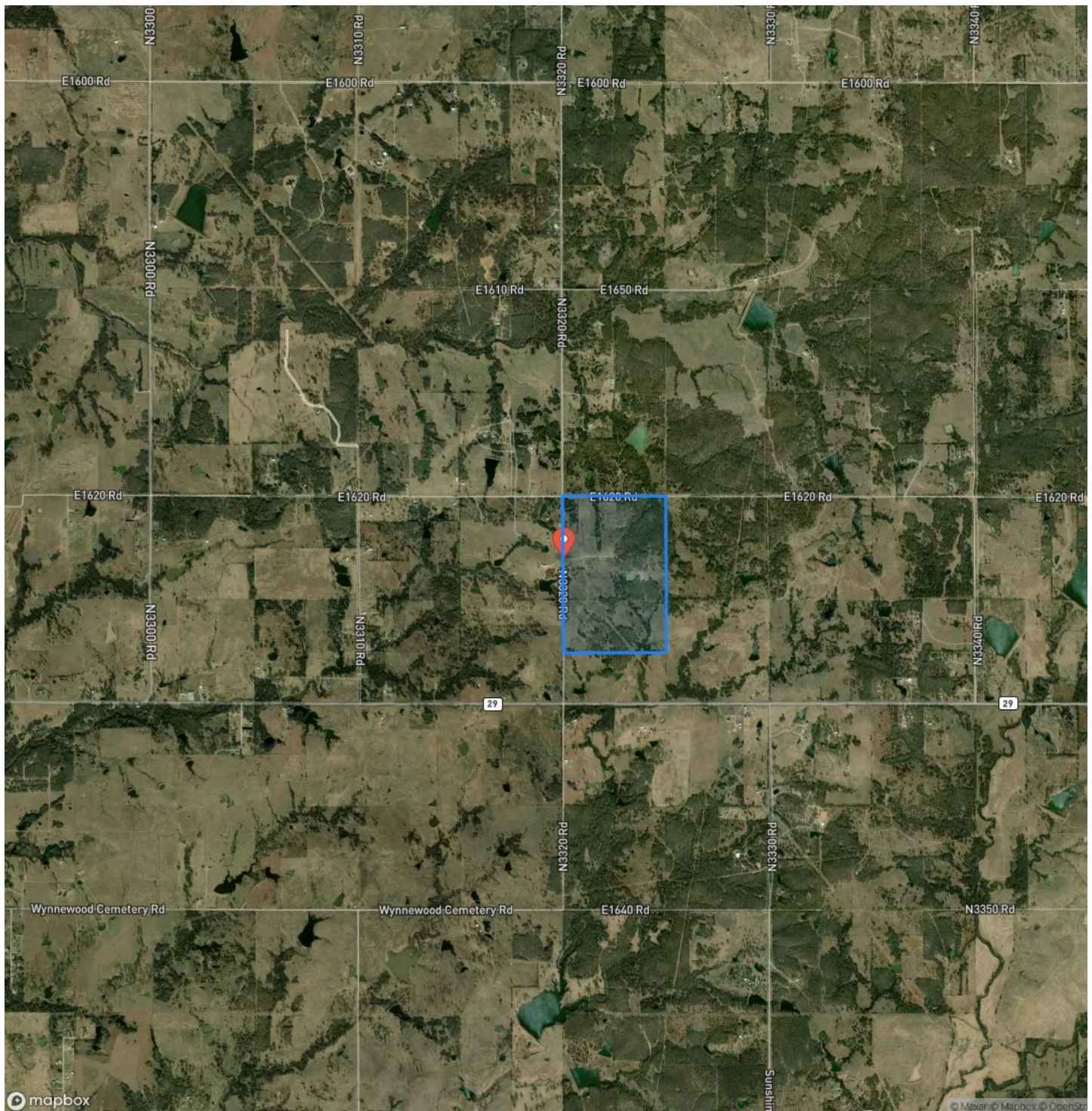
Locator Map



Locator Map



Satellite Map



Oak Grove Ranch
Wynnewood, OK / Garvin County

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

NOTES

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MORE INFO ONLINE:

http://legendary.land

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http://legendary.land

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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Yukon, OK 73099
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<http://legendary.land>



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