

**Crossroads Ranch**  
22115 Kade Madill  
Madill, OK 73446

**\$2,150,000**  
326± Acres  
Marshall County





**Crossroads Ranch**  
**Madill, OK / Marshall County**

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**SUMMARY**

**Address**

22115 Kade Madill

**City, State Zip**

Madill, OK 73446

**County**

Marshall County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

34.144793 / -96.889862

**Taxes (Annually)**

1723

**Dwelling Square Feet**

1500

**Bedrooms / Bathrooms**

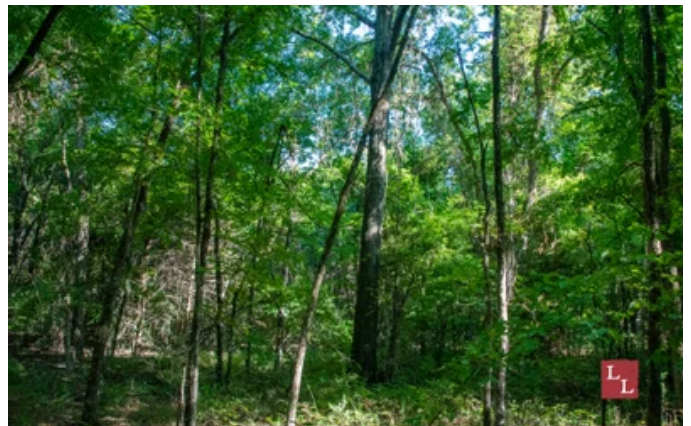
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**Acreage**

326

**Price**

\$2,150,000



## **PROPERTY DESCRIPTION**

Crossroads Ranch is a meticulously managed recreational property in South Central Oklahoma. It has unmatched native topography, habitat, scenery and wildlife value and is ideally situated less than two hours from DFW. With 200' of elevation change, the property boasts an array of habitat types from a tall limestone ridge, rolling uplands, hidden food plots, thick crosstimbers and big hardwoods bottoms. The improvements on the property are tasteful yet homey, and there is plenty of room for all of your equipment, toys, friends and family.

### **Location:**

- \*DFW - 103 miles
- \*Oklahoma City - 120 miles

### **Access:**

- \*Gravel county road frontage

### **Water:**

- \*Six ponds
- \*Newly constructed larger pond
- \*Seasonal creek drainage

### **Utilities:**

- \*Rural water meter
- \*Water Well
- \*Electric Meter
- \*Septic System

### **Climate:**

- \*Approximately +/- 39 inches of annual precipitation

### **Minerals:**

- \*Surface Only

### **Wildlife:**

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



**Fishing:**

- \*Bass
- \*Bluegill
- \*Catfish

**Terrain:**

- \*Rolling native grass meadows surrounded by timber and cover
- \*Steep limestone bluff which overlooks the entire property
- \*Post Oak Savannah and Crosstimbers habitat with sand plum, persimmon and blackberry thickets
- \*Big matures hardwoods including red oak, white oak, walnut, pecans, elms, sycamores
- \*Cedar thickets and unique eroded canyons
- \*Managed food plots and feeders
- \*Developed internal and perimeter trail system
- \*Elevation ranging from 820' to 1,020'
- \*Sandy loam soils
- \*Beautiful scenic views from the top of a limestone bluff looking West over the entire property
- \*Additional 50 acres available

**Improvements:**

- \*1,500 sf completely remodeled ranch house with 2 bedrooms, 2 full bathrooms
- \*Ranch house also features, living room, dining room, full kitchen, large mud and laundry room
- \*50' x 60' insulated metal barn with 4 bed, 2 bath living quarters and 25' x 60' equipment shed
- \*Shop also features two large overhead doors, all concrete slab and a work bench area
- \*15' x 30' storage building
- \*Crushed granite gravel fire pit area and concession stand style bar and grill house
- \*Pipe entry with electric gate
- \*New fencing and crossfencing

**Equipment:**

- \*Negotiable

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

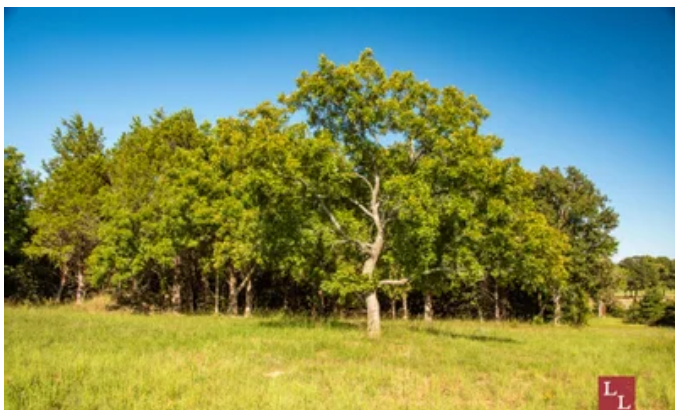
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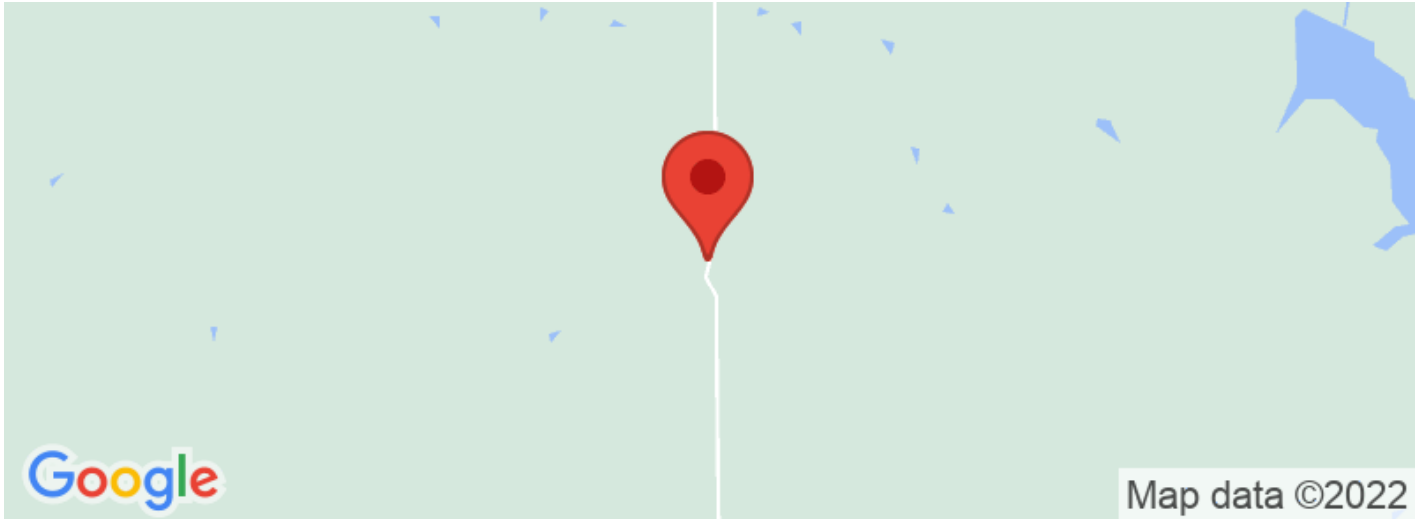


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## Locator Maps





## Aerial Maps



## LISTING REPRESENTATIVE

For more information contact:



### Representative

Trevor Potts

### 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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