

Clear Creek Ranch West
Rr 1 Box 54 B
Ringling, OK 73456

\$1,050,000
200± Acres
Jefferson County



Clear Creek Ranch West
Ringling, OK / Jefferson County

SUMMARY

Address

Rr 1 Box 54 B

City, State Zip

Ringling, OK 73456

County

Jefferson County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.056703 / -97.571781

Taxes (Annually)

604

Dwelling Square Feet

1342

Bedrooms / Bathrooms

3 / 2

Acreage

200

Price

\$1,050,000

Property Website

<https://legendary.land/property/clear-creek-ranch-west-jefferson-oklahoma/66506/>



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PROPERTY DESCRIPTION

Clear Creek Ranch in eastern Jefferson County is in ideal combination property offering fertile cattle and hay pastures and native pecan bottoms mixed with hardwood timber which makes this also an outstanding hunting property. Creek bottoms of Jefferson County are widely known for producing big whitetail deer and healthy flocks of Rio Grande turkeys. The flat topography in the creek bottom has potential for building waterfowl impoundments amongst native pecan trees. There is an existing ranch house on the property being sold AS-IS.

*There is an adjoining 193 acre property on the East side of this tract which can be added together for a total of 393 acres
(Click the All Maps tab below to see an aerial of the 393 acres)

Location:

- *Ardmore - 33 miles
- *Marietta - 37 miles
- *Oklahoma City - 113 miles
- *DFW - 104 miles

Access:

- *5/8 mile of gravel County Road frontage

Water:

- *Three ponds
- *3/4 mile of seasonal Clear Creek
- *Duck impoundment potential

Utilities:

- *Electric Meter
- *Water well
- *Septic System

Climate:

- *Approximately +/- 35 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Class 2 & 3 sandy loam soils
- *Rolling, mixed grass pastures with bermuda and native grasses
- *Topography ranging from 790' to 850'
- *Post oak timber



- *Flat hay field
- *Native pecan bottoms

Improvements:

- *1,342 sf brick home built in 1970 - 3 bedrooms, 2 bathrooms (Sold in AS-IS condition)
- *Fenced on three sides (open on East to adjoining property)

Equipment:

- *NA

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

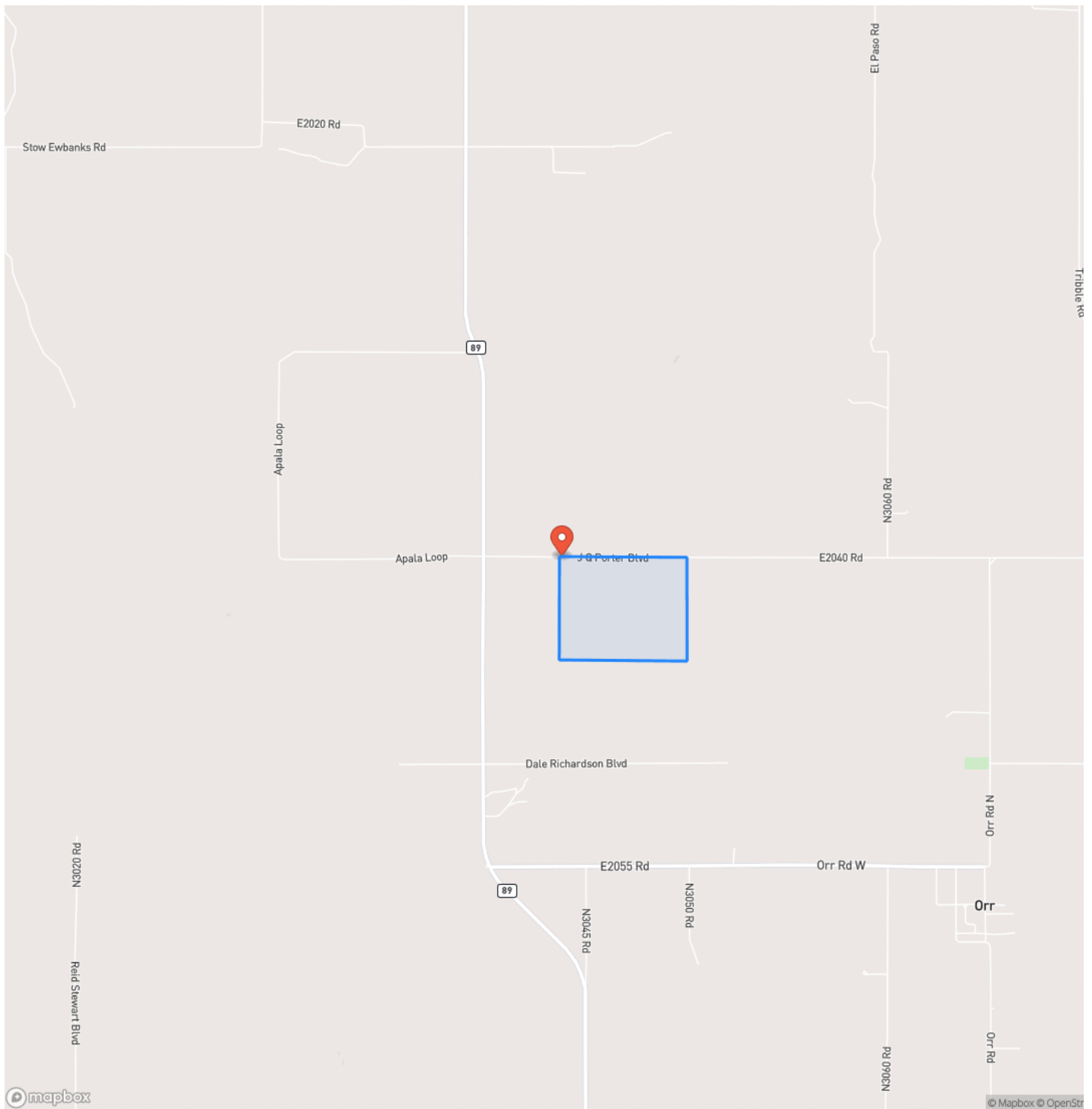
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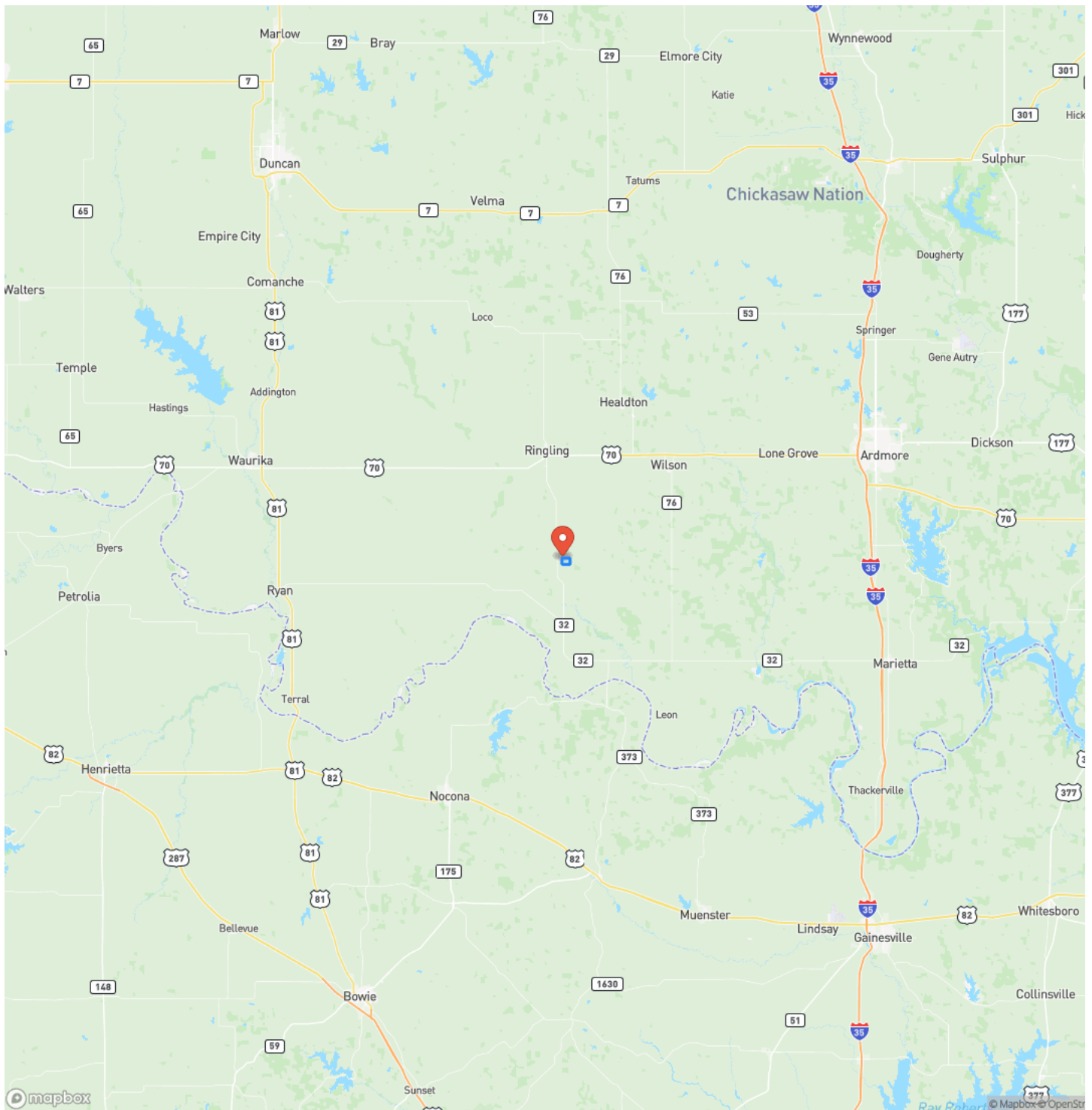
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Locator Map

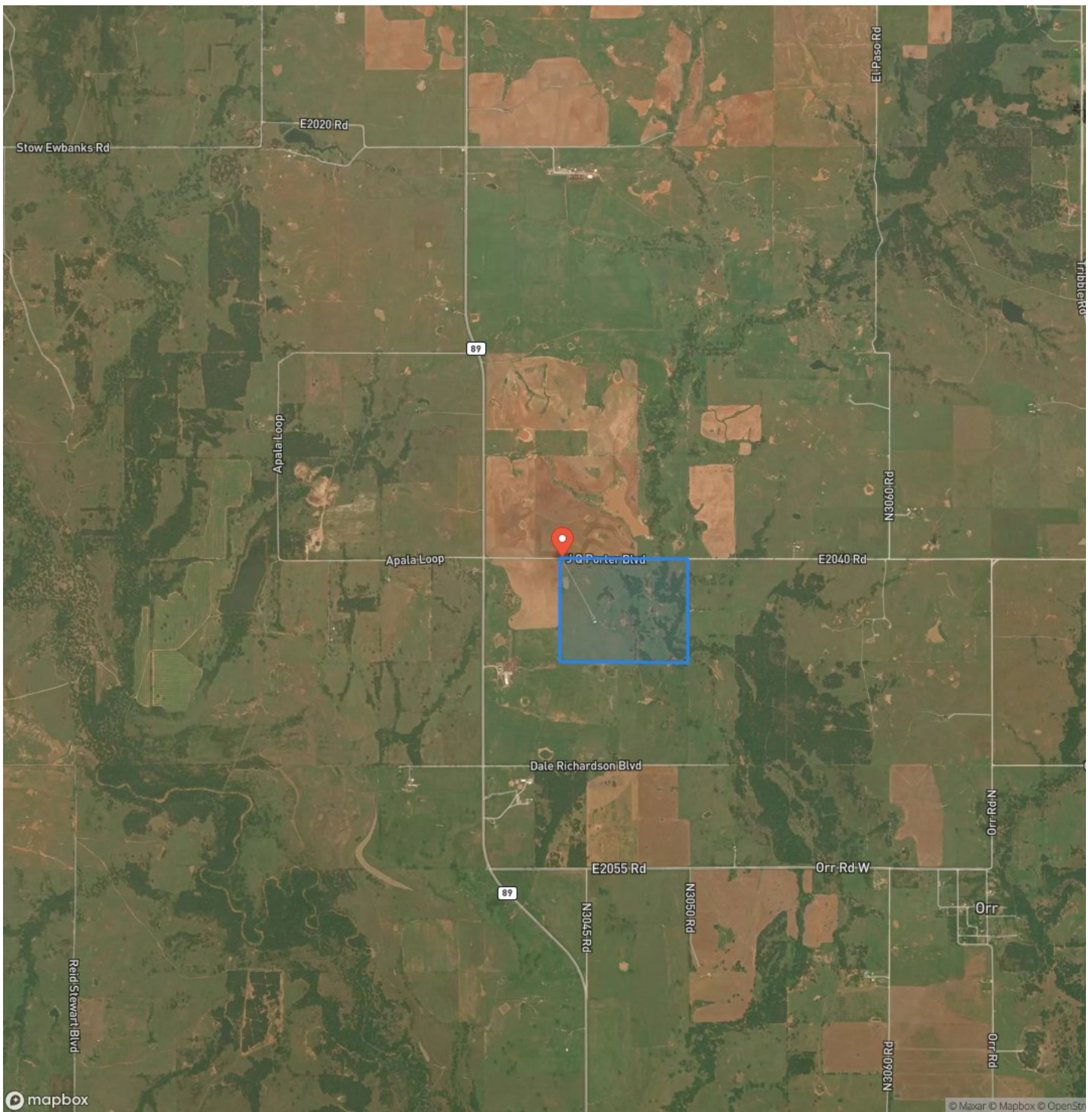


Locator Map



**LEGENDARY
LAND CO.**

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Trevor Potts

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111 D Street SW

City / State / Zip

NOTES

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http://legendary.land

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