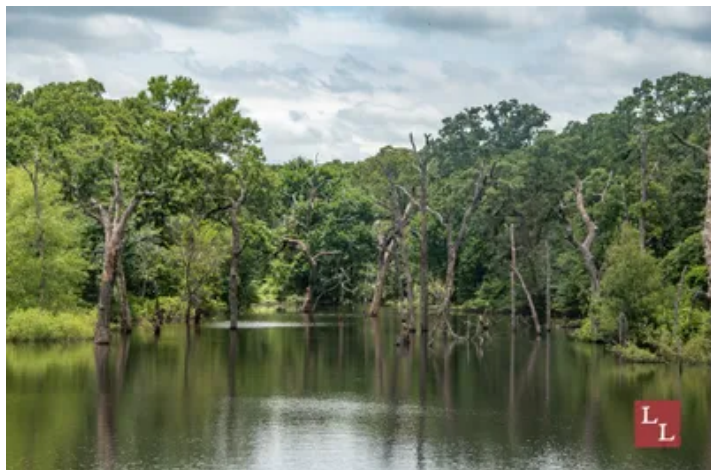


Crosstimbers 154
Oil City Road
Ardmore, OK 73401

\$609,485
154± Acres
Carter County



Crosstimbers 154
Ardmore, OK / Carter County

SUMMARY

Address

Oil City Road

City, State Zip

Ardmore, OK 73401

County

Carter County

Type

Recreational Land, Hunting Land, Ranches

Latitude / Longitude

34.274395 / -97.34584

Acreage

154

Price

\$609,485

Property Website

<https://legendary.land/property/crosstimbers-154-carter-oklahoma/83011/>



Crosstimbers 154

Ardmore, OK / Carter County

PROPERTY DESCRIPTION

This expansive 154 acre property in Northwest Carter County offers outstanding potential for recreation, ranching, or a private retreat, with paved road frontage on two sides for easy access. The land features exceptional hunting, a healthy mix of mature oak trees, three ponds, and approximately 60 feet of topography change that adds scenic character and wildlife habitat. With sandy loam soil and a location convenient to nearby amenities, this diverse and beautiful tract is a rare opportunity in southern Oklahoma.

Location:

- *Lone Grove - 11 miles
- *Ardmore - 19 Miles
- *DFW - 114 miles
- *Oklahoma City - 101 miles

Access:

- *1 mile of paved County Road frontage
- *1/2 mile on Oil City Road, 1/2 mile on Sneed Road

Water:

- *Three ponds - two measuring about 1.5-2 acres in size
- *Seasonal creek drainages

Utilities:

- *Electricity available
- *Water wells readily attainable

Climate:

- *Approximately +/- 38 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Sandy loam soils
- *Elevation ranging from 940' to 1,000'
- *130 acres of thick oak forest with small wildlife openings and maintained trails
- *30 acres of cleared forest which has created healthy crosstimbers and oak savannah
- *Native grass, wild blackberries, sand plum, persimmon and sumac thickets

Improvements:

- *One storage container



Equipment:

*NA

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

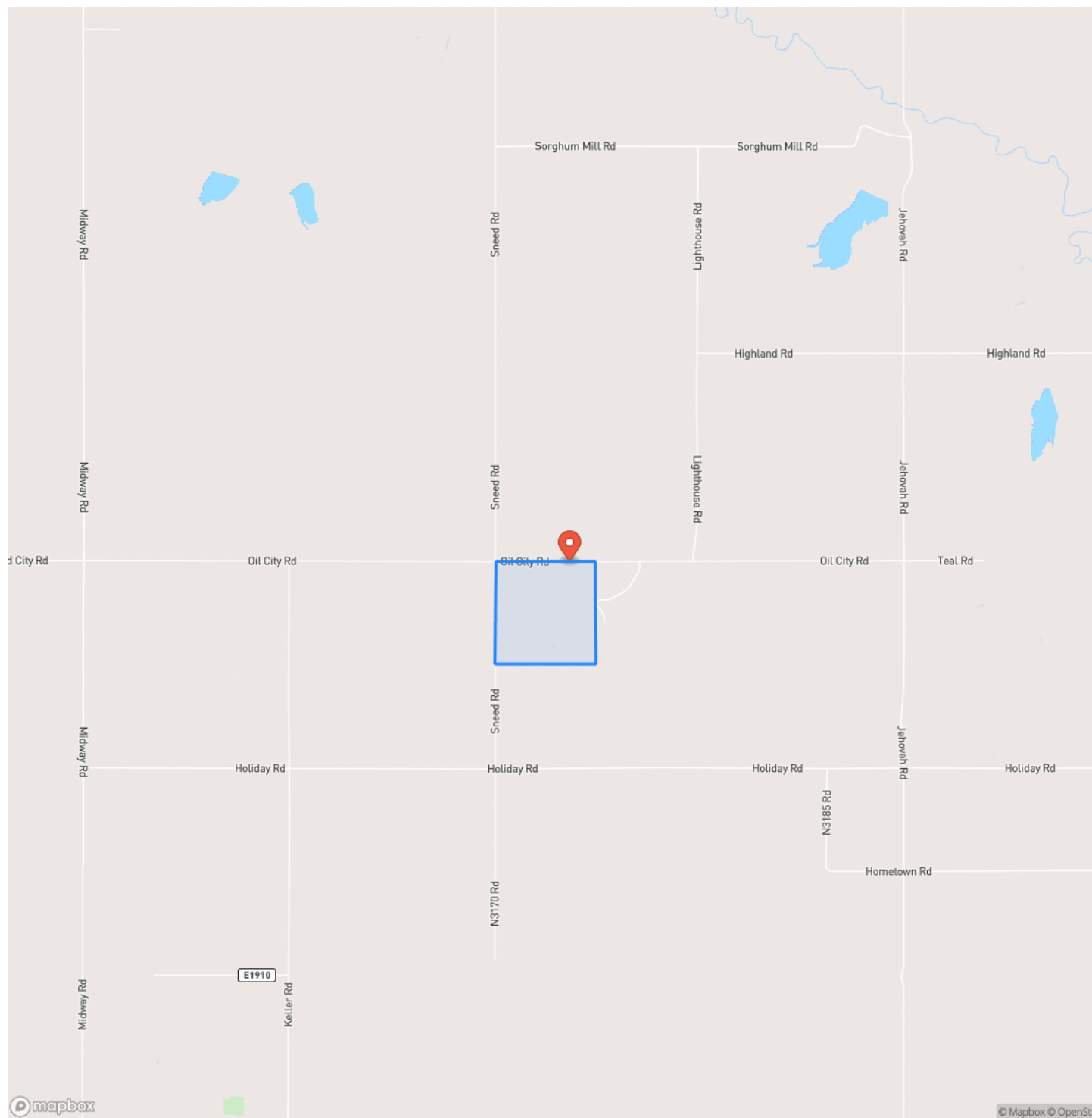
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will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



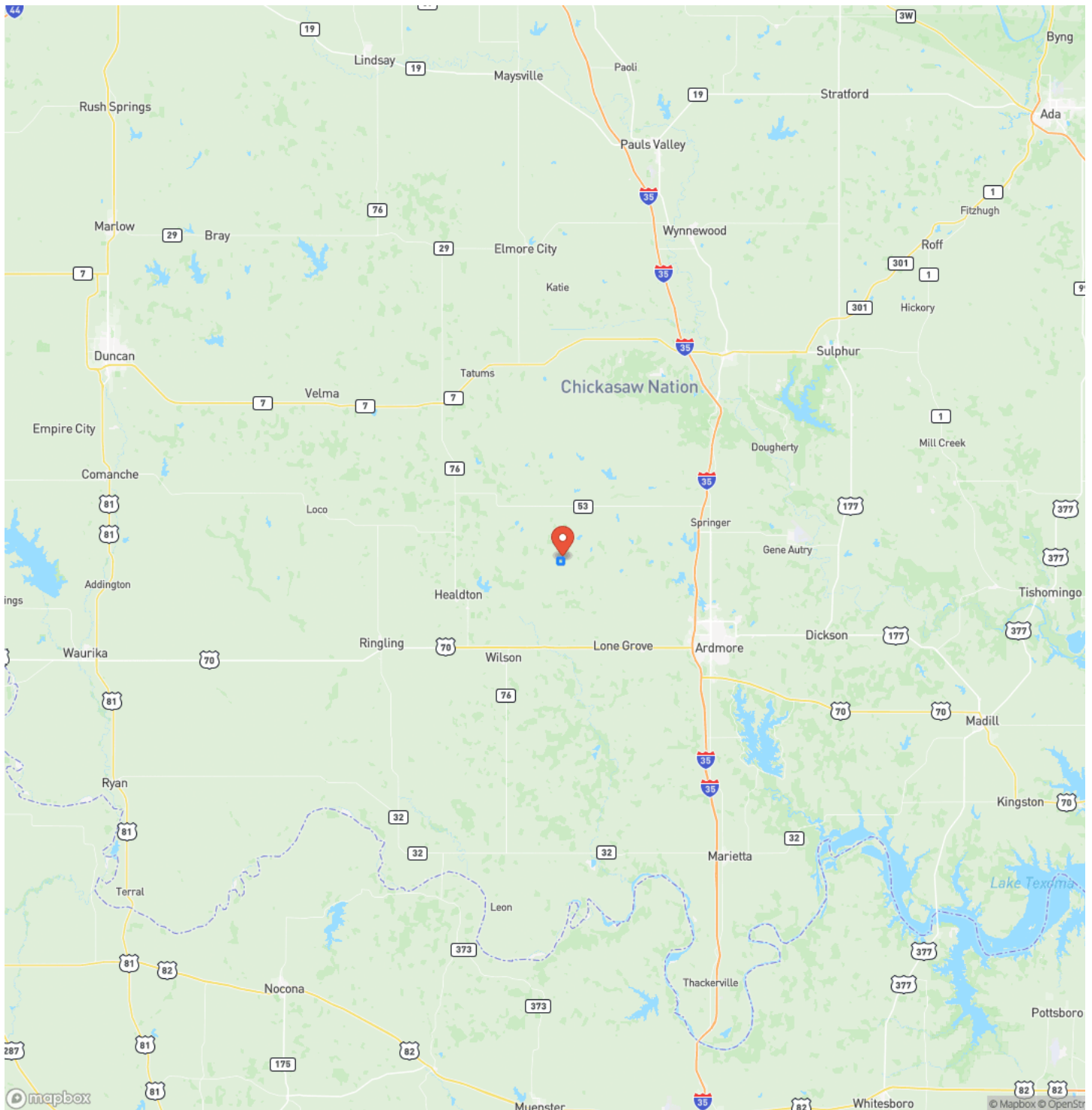
Crosstimbers 154
Ardmore, OK / Carter County



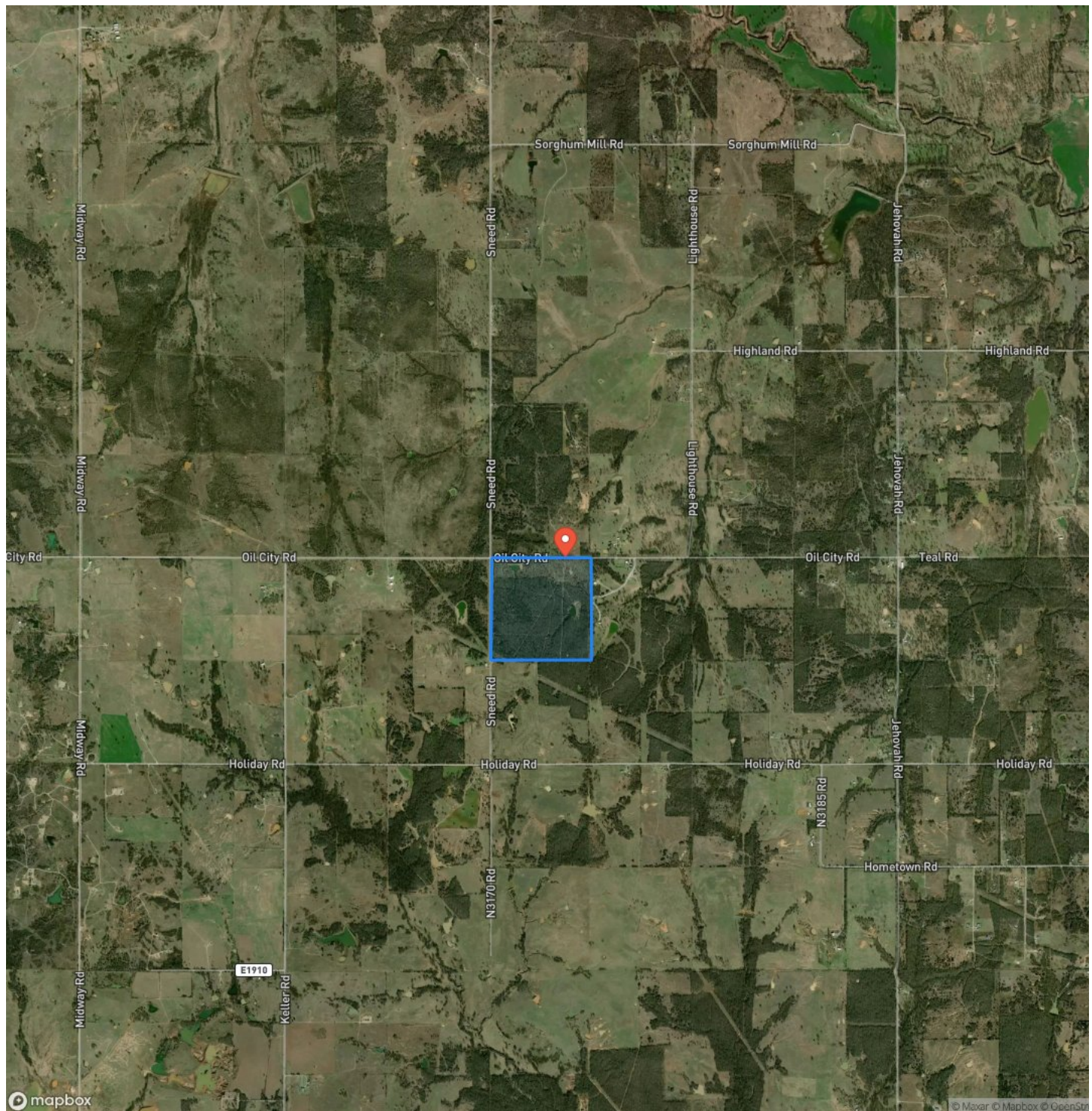
Locator Map



Locator Map



Satellite Map



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

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



http://legendary.land

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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