

Clear Creek Ranch
35023 Porter Rd
Ringling, OK 73456

\$2,100,000
393± Acres
Jefferson County



Clear Creek Ranch
Ringling, OK / Jefferson County

SUMMARY

Address

35023 Porter Rd

City, State Zip

Ringling, OK 73456

County

Jefferson County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.056699 / -97.561039

Taxes (Annually)

\$1,767

Dwelling Square Feet

2,376

Bedrooms / Bathrooms

3 / 2

Acreage

393

Price

\$2,100,000

Property Website

<https://legendary.land/property/clear-creek-ranch-jefferson-oklahoma/24496/>



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PROPERTY DESCRIPTION

Clear Creek Ranch in western Love 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 in Love and 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 are two existing ranch houses on the property being sold AS-IS.

*This property can be split into the East 193 acres or West 200 acres

Location:

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

Access:

- *1 and 1/8 mile of gravel County Road frontage

Water:

- *Six ponds
- *1 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:

- *2,376 sf brick home built in 1988 - 3 bedrooms, 2 bathrooms (Sold in AS-IS condition)
- *1,342 sf brick home built in 1977 - 3 bedrooms, 2 bathrooms (Sold in AS-IS condition)
- *Miscellaneous outbuildings
- *Fenced

Equipment:

- *NA

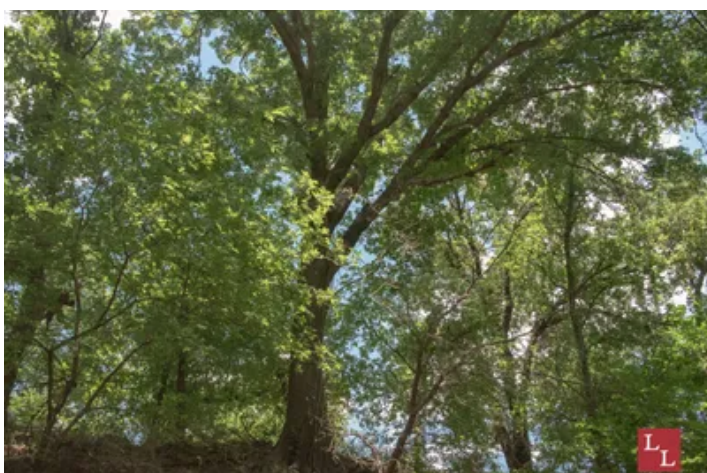
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Locator Map



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

Ardmore, OK 73401

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings on the paper.

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 guide for writing. There are no margins, text, or other markings on the paper.



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