

**Gladney Development**  
Gladney Lake Road / E 2240 RD  
Thackerville, OK 73459

**\$972,000**  
54.54± Acres  
Love County



**Gladney Development**  
**Thackerville, OK / Love County**

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**SUMMARY**

**Address**

Gladney Lake Road / E 2240 RD

**City, State Zip**

Thackerville, OK 73459

**County**

Love County

**Type**

Undeveloped Land, Business Opportunity, Lot, Commercial, Recreational Land, Ranches

**Latitude / Longitude**

33.766181 / -97.14934

**Acreage**

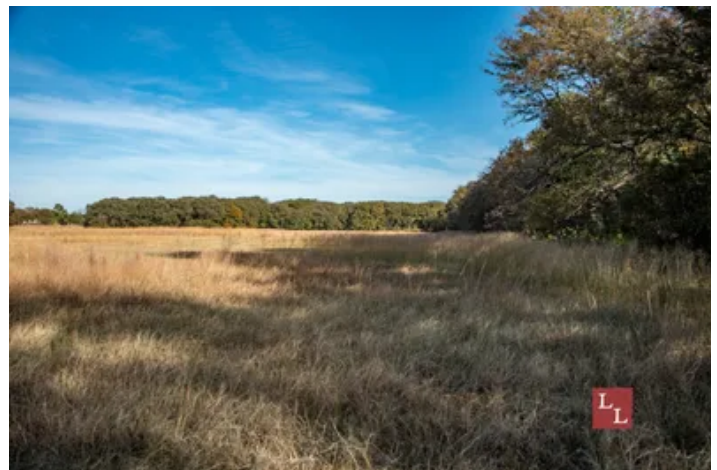
54.54

**Price**

\$972,000

**Property Website**

<https://legendary.land/property/gladney-development/love/oklahoma/94105/>



## Gladney Development Thackerville, OK / Love County

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### **PROPERTY DESCRIPTION**

Gladney Development is an ideally located raw land tract in southern Love County near Winstar World Casino. The property features fertile sandy loam soils with bermudagrass pastures along with mature post oak forest. This property is uniquely situated near I-35 and only an hour North of the DFW metroplex making it ripe for future development and an excellent long-term asset.

\*The Seller owns approximately 308 acres and is willing to sell in multiple configurations, ranging from 8 acres to 235 acres and several in between.

#### **Location:**

- \*Winstar Casino - 2.5 miles
- \*Thackerville - 3.5 miles
- \*Texas Border on I-35 - 4.5 miles
- \*DFW - 58 miles
- \*Oklahoma City - 125 miles

#### **Access:**

- \*1/2 of a mile of county road frontage on paved Gladney Lake Road

#### **Utilities:**

- \*Rural water availability along county road
- \*Electric availability along county road

#### **Climate:**

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

#### **Minerals:**

- \*4/5th of the oil/gas minerals available depending on the offer

#### **Wildlife:**

- \*Whitetail Deer
- \*Wild Turkey
- \*Dove

#### **Terrain:**

- \*Gently rolling, mostly flat terrain
- \*Sandy loam soils
- \*Fertile, bermuda grass pastures

#### **Improvements:**

- \*NA

#### **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.



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## Locator Map

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## Locator Map

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## Satellite Map







## **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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