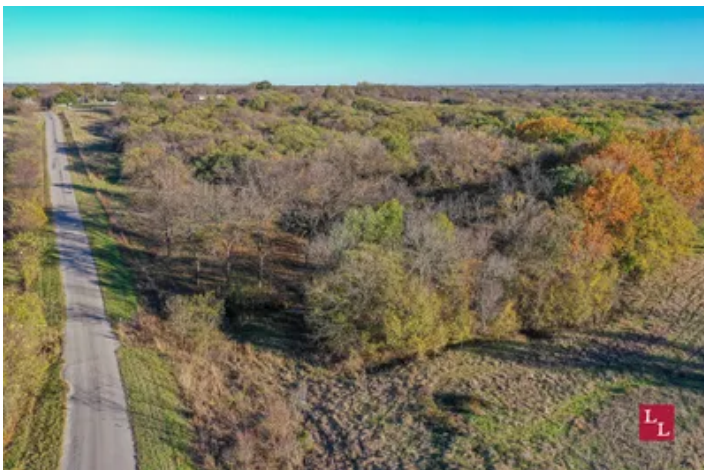


Sycamore Creek Ranch 45
699 Richland Rd
Ardmore, OK 73401

\$450,000
45± Acres
Carter County



Sycamore Creek Ranch 45
Ardmore, OK / Carter County

SUMMARY

Address

699 Richland Rd

City, State Zip

Ardmore, OK 73401

County

Carter County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.274557 / -97.158254

Taxes (Annually)

100

Acreage

45

Price

\$450,000

Property Website

<https://legendary.land/property/sycamore-creek-ranch-45-carter-oklahoma/67794/>



Sycamore Creek Ranch 45

Ardmore, OK / Carter County

PROPERTY DESCRIPTION

Sycamore Creek Ranch is gorgeous tract of land situated just north of Ardmore, OK and has scenic views of the Arbuckle Mountains. This unique piece of property has it all, from high meadows, rocky ridges, hardwood forest, pecan bottoms and a nice creek lined with tall Sycamores. There are several choice building locations and utilities on the property.

Location:

- *Ardmore - 7 miles
- *Oklahoma City - 92 miles
- *DFW - 93 miles

Access:

- *1/2 mile of paved county road frontage - Richland Rd

Water:

- *Seasonal Sycamore Creek
- *Two ponds
- *Duck impoundment potential

Utilities:

- *Rural water meter on site
- *Water well
- *Electricity available

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:

- *Over 75' of elevation relief
- *Topography from 760' to 835'
- *Steep rock ridge with outcrops
- *Native pecan bottoms
- *Mixed grass pasture and bottomland thickets
- *Hardwood timber - Red and White Oak
- *Hay field



Improvements:

- *Fencing
- *Old set of cattle pens
- *Water well house

Equipment:

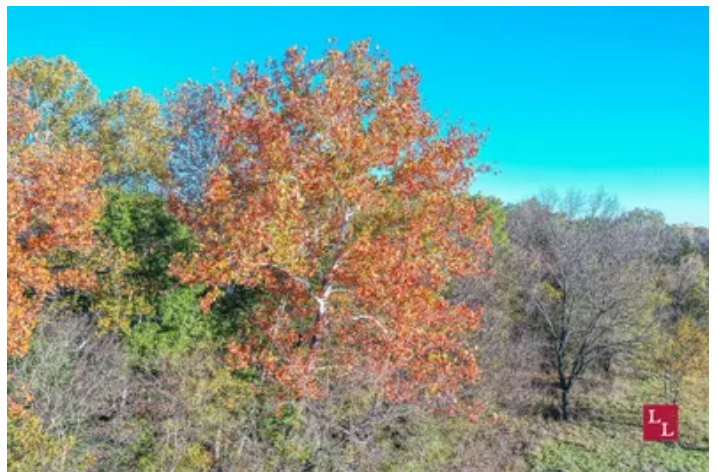
- *NA

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

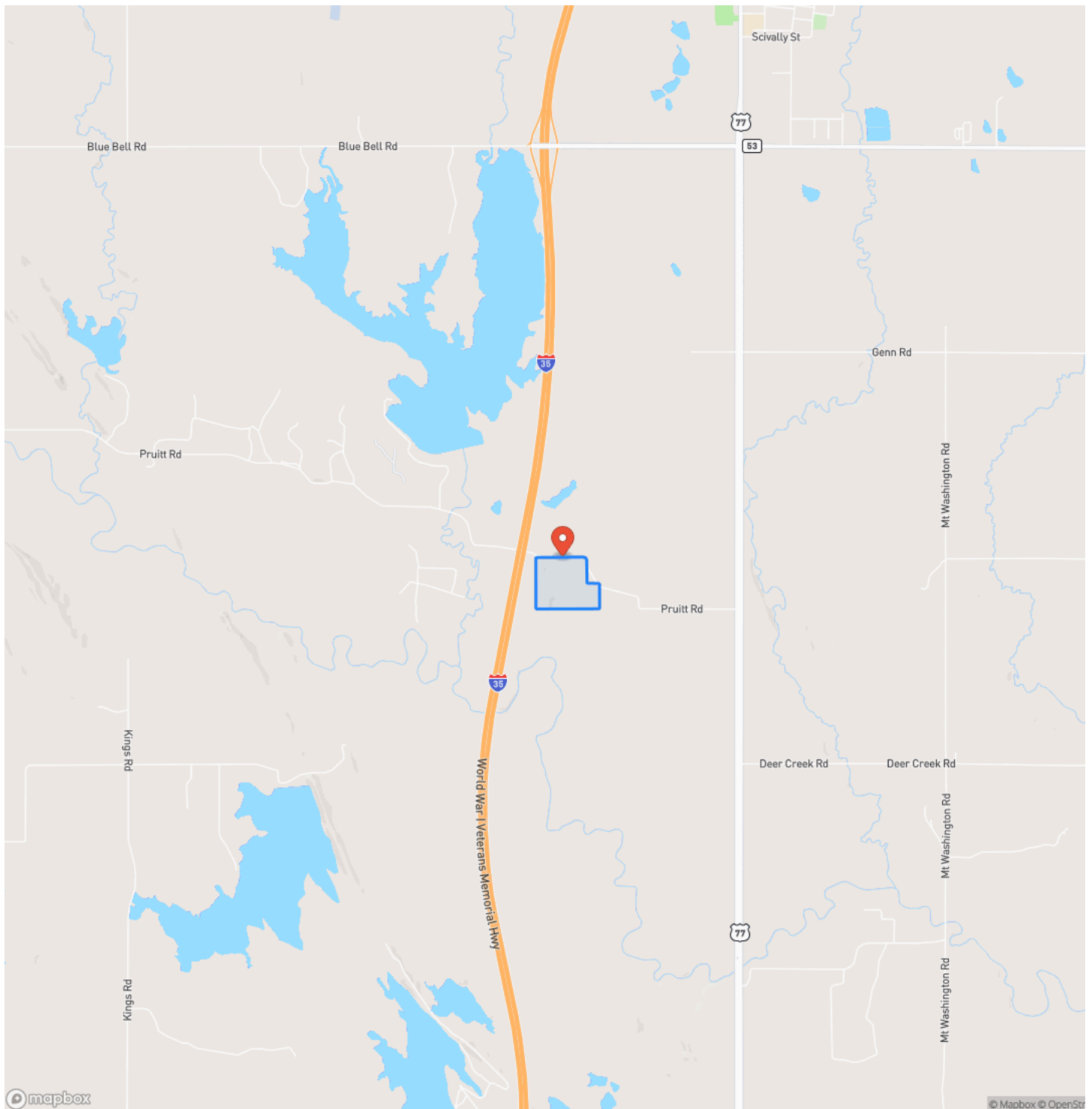
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will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



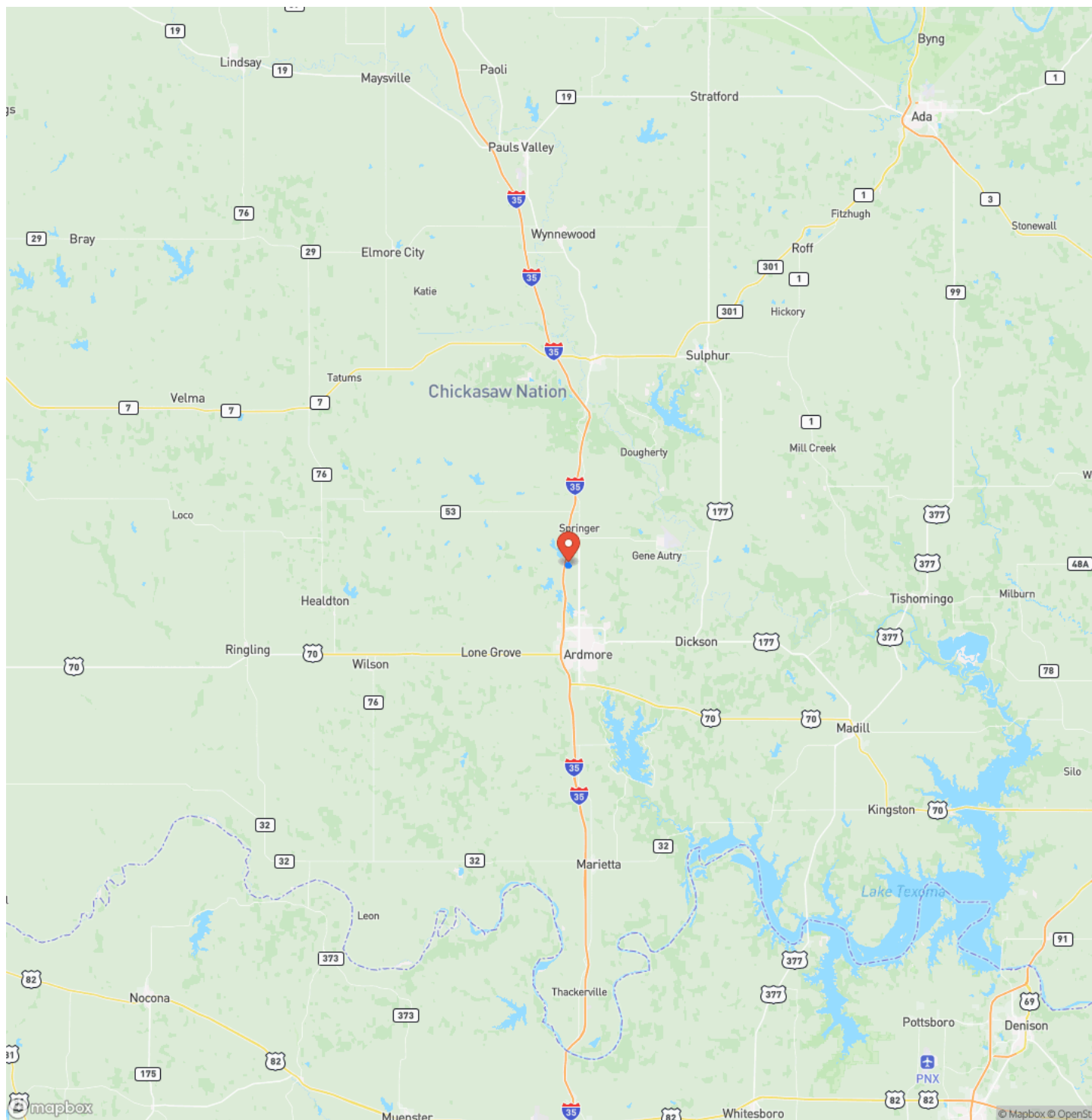
Sycamore Creek Ranch 45
Ardmore, OK / Carter County



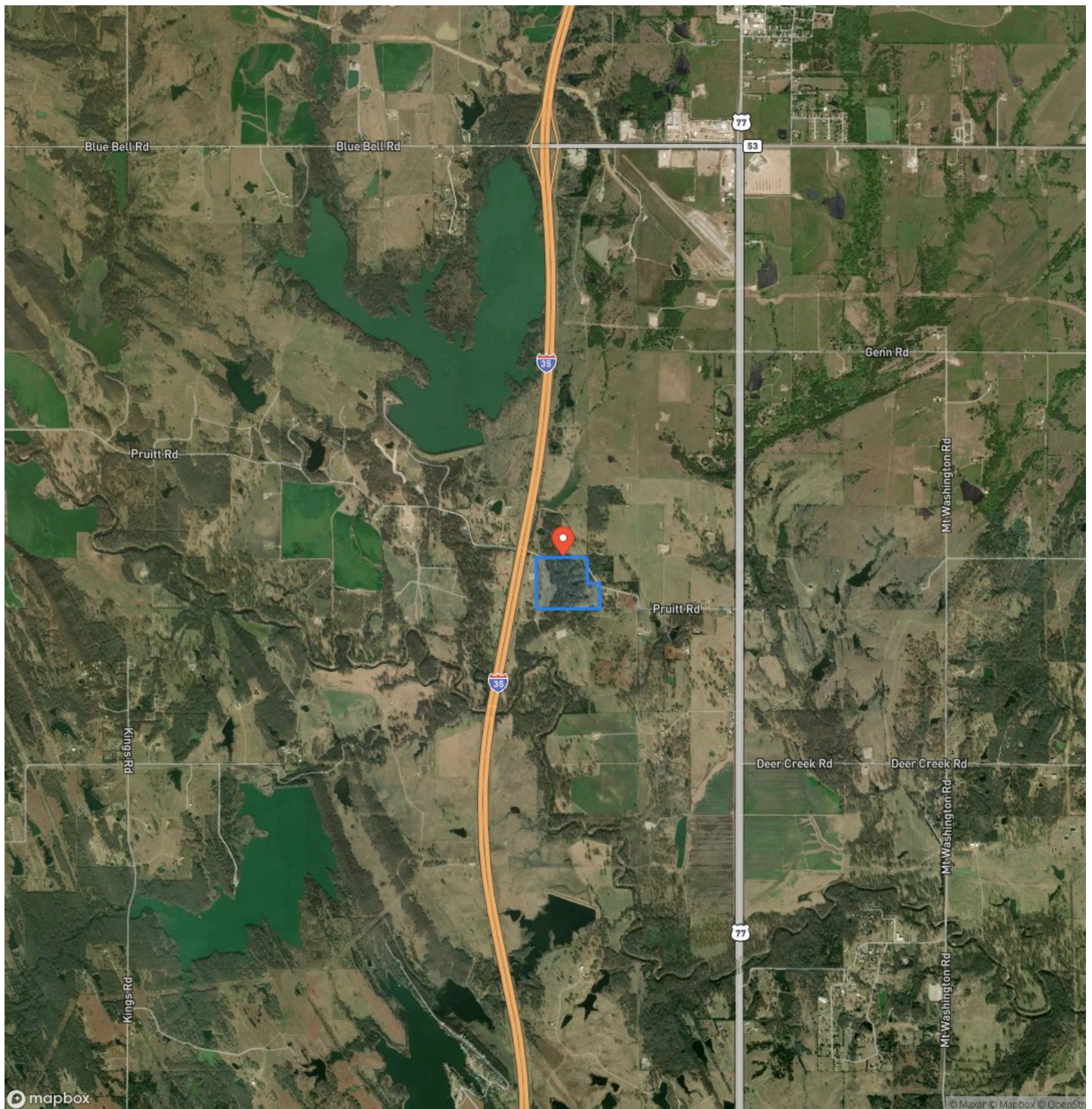
Locator Map



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

Ardmore, OK 73401

NOTES

[illegible]

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, text, or other markings on the paper.



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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