

**Little Sandy Overlook 20**  
**Red Oak Road**  
**Tishomingo, OK 73460**

**\$159,900**  
**20 +/- acres**  
**Johnston County**





**Little Sandy Overlook 20**  
**Tishomingo, OK / Johnston County**

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## **SUMMARY**

**Address**

Red Oak Road

**City, State Zip**

Tishomingo, OK 73460

**County**

Johnston County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

34.2461 / -96.6535

**Taxes (Annually)**

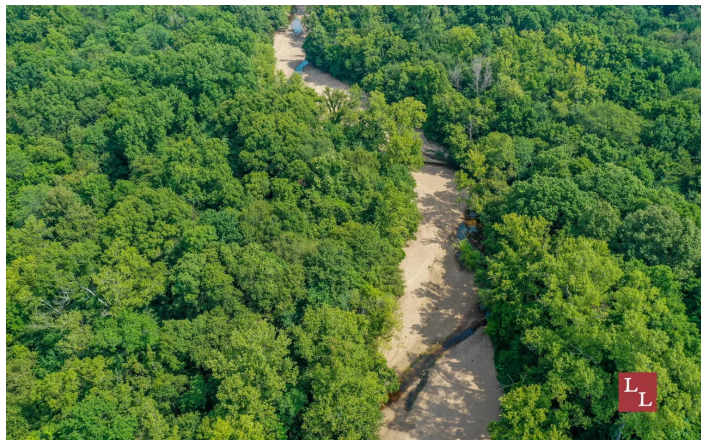
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**Acreage**

20

**Price**

\$159,900



## **PROPERTY DESCRIPTION**

Little Sandy Overlook 20 is a hardwood hunting property situated just outside of Tishomingo along Little Sandy Creek in Johnston County. This 20 acre tract is part of 260 acres with neighboring 20, 80 and 140 acre tracts also available. This is an exceptional recreational property, but would also make an ideal place to build cabin, barndominium, or country home overlooking the secluded pond.

### **Location:**

- \*Tishomingo - 3 miles
- \*DFW - 110 miles
- \*Oklahoma City - 116 miles

### **Access:**

- \*1/4 mile of County Road frontage

### **Water:**

- \*Little Sandy Creek frontage in SE corner
- \*Seasonal creek drainage
- \*Existing 1 acre pond
- \*Pond can be enlarged to 2.75 acres by raising dam elevation 5'

### **Utilities:**

- \*Electricity available
- \*Rural water available

### **Climate:**

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

### **Minerals:**

- \*Surface Only

### **Wildlife:**

- \*Whitetail Deer
- \*Wild Turkey
- \*Wild Hogs

### **Fishing:**

- \*Bass
- \*Bluegill



**Terrain:**

- \*Big hardwood uplands and bottoms
- \*Rolling terrain with healthy native cover
- \*55' of topography from 680' to 735'
- \*Exceptional wildlife habitat
- \*Several beautiful building sites overlooking the pond

**Improvements:**

\*NA

**Equipment:**

\*NA

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

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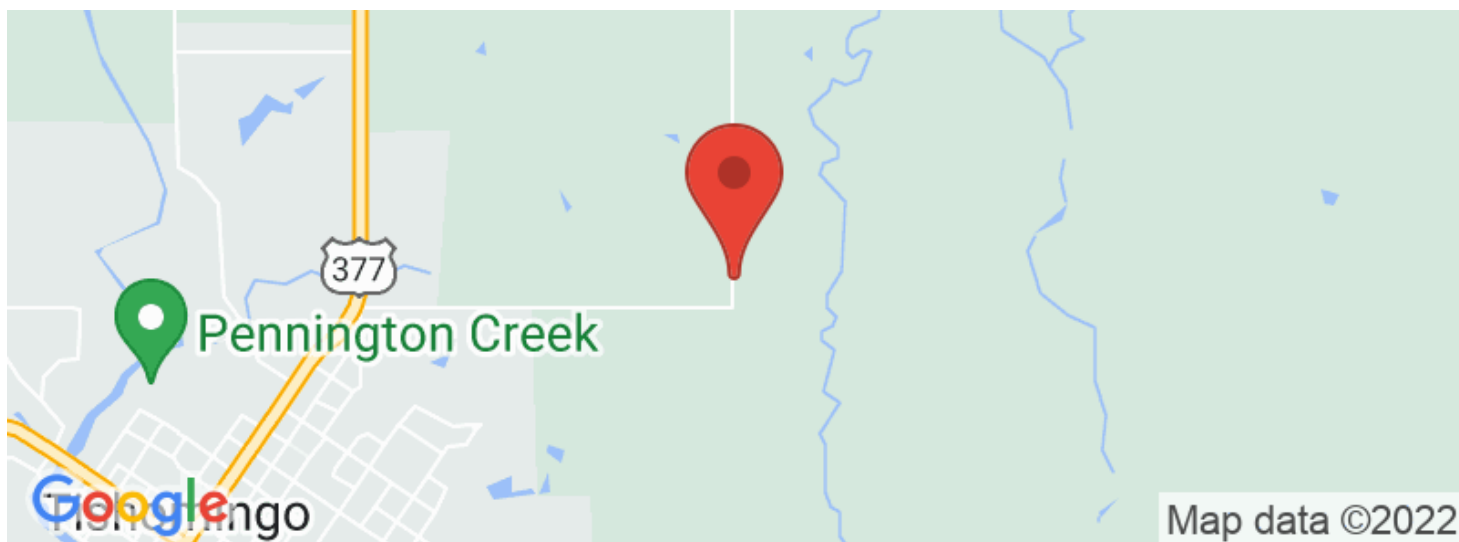


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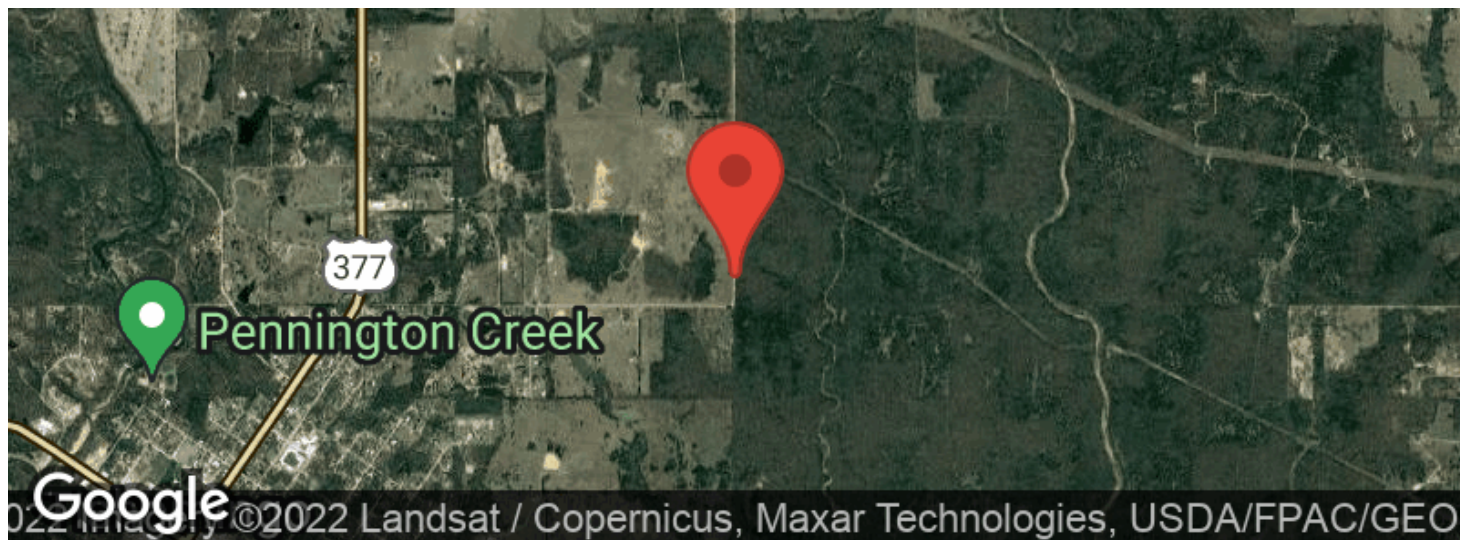
## Locator Maps



LEGENDARY  
LAND CO.



## Aerial Maps



## LISTING REPRESENTATIVE

For more information contact:



### Representative

Marie Meyer

### Mobile

(405) 250-5104

### Email

Marie@Legendary.Land

### Address

1608 Churchill Rd

### City / State / Zip

Yukon, OK 73099

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## NOTES

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## **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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