

Corcoran Canyon Ranch
12981 Stillwater Drive
Marietta, OK 73448

\$1,380,000
230 +/- acres
Love County



Corcoran Canyon Ranch
Marietta, OK / Love County

SUMMARY

Address

12981 Stillwater Drive

City, State Zip

Marietta, OK 73448

County

Love County

Type

Hunting Land, Ranches, Recreational Land,
Residential Property

Latitude / Longitude

33.8865 / -97.0523

Dwelling Square Feet

2400

Bedrooms / Bathrooms

3 / 2

Acreage

230

Price

\$1,380,000

Property Website

<https://legendary.land/property/corcoran-canyon-ranch-love-oklahoma/24495>



PROPERTY DESCRIPTION

Corcoran Canyon Ranch is a thick hunting property with outstanding native habitat, elevation changes and water features situated in Love County overlooking the Red River valley. There are multiple homes and barns on the property making it an ideal hunt club or recreational retreat.

Location:

- *Marietta - 7 miles
- *DFW - 71 miles
- *Oklahoma City- 122 miles

Access:

- *Corner access on Stillwater Drive

Water:

- *7 acre lake
- *1.5 acre pond
- *Two small ponds
- *Several seasonal creek drainages

Utilities:

- *Water Well
- *Electric Meter
- *Septic System

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:

- *Topography ranging from 660' to 800'
- *Steep ridges and canyons overlooking Corcoran Creek
- *Thick native grass and crosstimbers habitat
- *Uplands with rolling topography and Post Oak Savannah
- *Towering Red Oaks and Pecans in the creek bottoms
- *Cedar thickets

Improvements:

- *Three older homes
- *Multiple older barns and shop buildings

Equipment:

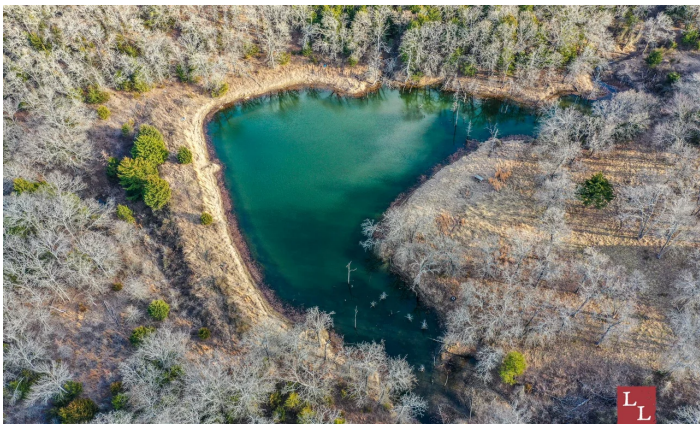
- *NA

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

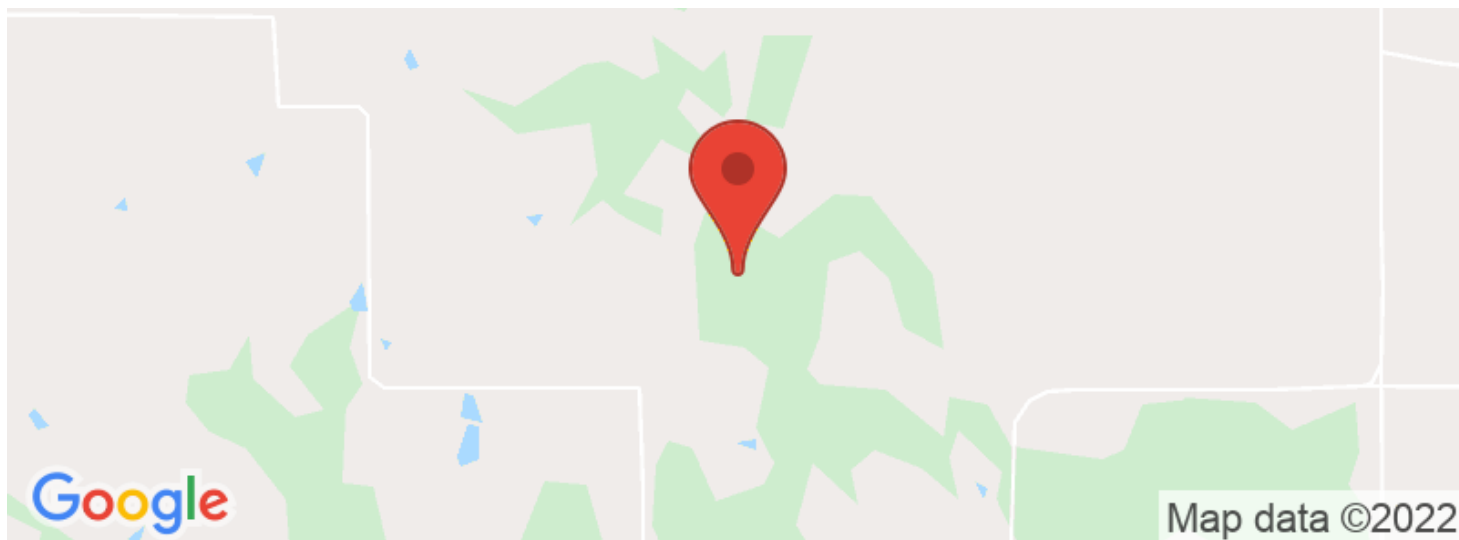
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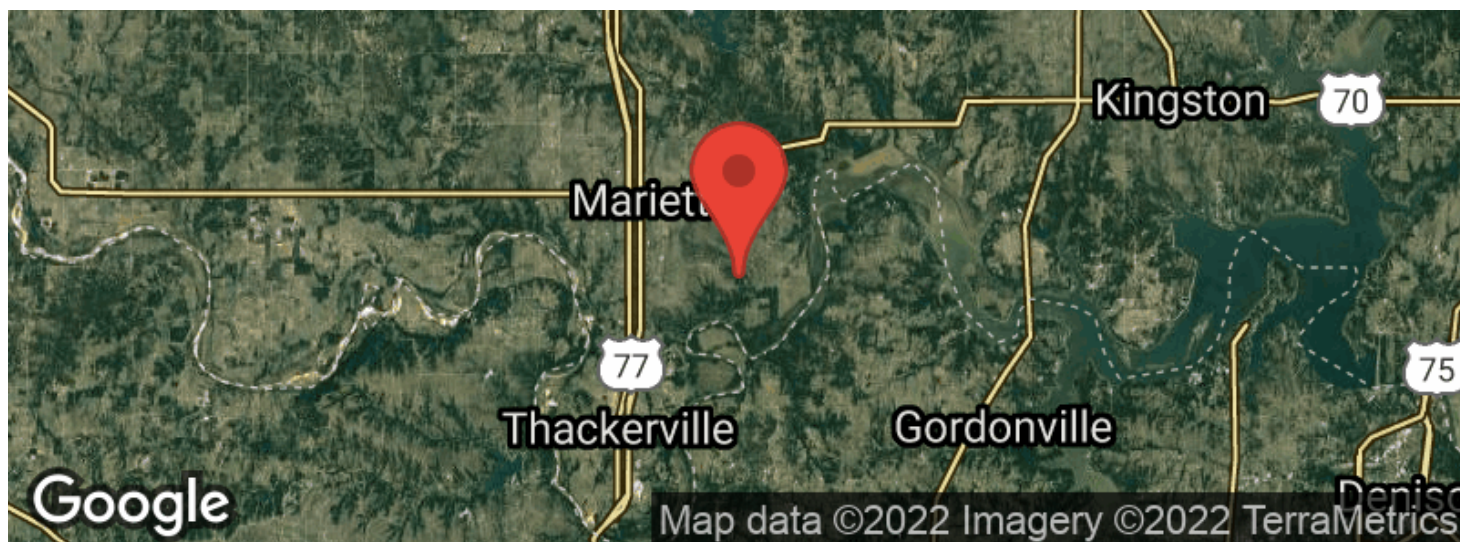


Locator Maps



LEGENDARY
LAND CO.

Aerial Maps



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 blank 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.



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