

Post Oak Creek Ranch
Highway 89
Ringling, OK 73456

\$1,440,000
320± Acres
Jefferson County



Post Oak Creek Ranch
Ringling, OK / Jefferson County

SUMMARY

Address

Highway 89

City, State Zip

Ringling, OK 73456

County

Jefferson County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.120048 / -97.579933

Taxes (Annually)

694

Dwelling Square Feet

1904

Bedrooms / Bathrooms

3 / 2

Acreage

320

Price

\$1,440,000

Property Website

<https://legendary.land/property/post-oak-creek-ranch-jefferson-oklahoma/67802/>



Post Oak Creek Ranch

Ringling, OK / Jefferson County

PROPERTY DESCRIPTION

Post Oak Creek Ranch in Jefferson County is in excellent combination property offering healthy cattle and hay pastures along with thick hunting habitat. Native grass uplands mixed with hardwood creek bottoms provide perfect cover for managing deer and turkey. There is an existing ranch house on the property being sold AS-IS.

Location:

- *Ringling - 4 miles
- *Ardmore - 29 miles
- *Marietta - 38 miles
- *Oklahoma City - 109 miles
- *DFW - 106 miles

Access:

- *3/8 mile of paved two lane highway frontage on Hwy 89
- *3/4 mile of gravel County Road frontage

Water:

- *Five ponds
- *Over 1 mile of seasonal Post Oak Creek
- *Duck impoundment potential
- *Lake construction 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 silt loam soils
- *Rolling, mixed grass pastures with bermuda and native grasses
- *Topography ranging from 820' to 880'
- *Post oak timber
- *Healthy crosstimbers



- *Flat hay field
- *Native pecan bottoms

Improvements:

- *1,904 sf home built in 1965 - 3 bedrooms, 2 bathrooms (Sold in AS-IS condition)
- *Miscellaneous outbuildings
- *Fenced and crossfenced
- *Strong set of cattle pens

Equipment:

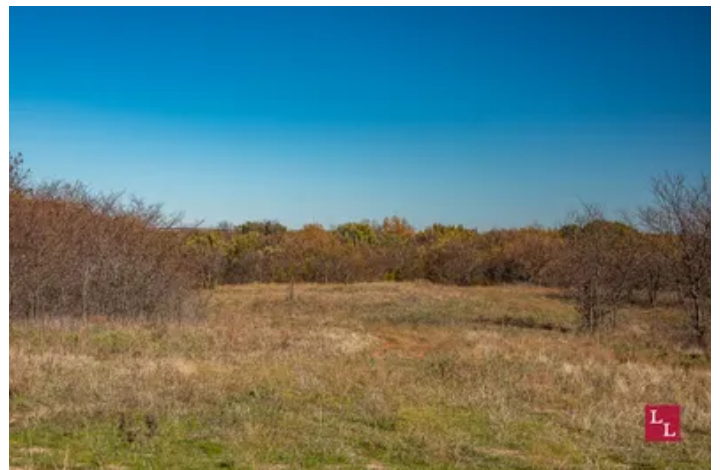
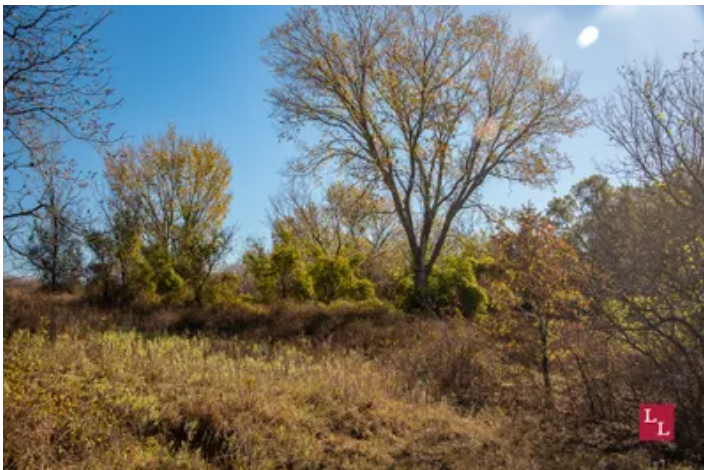
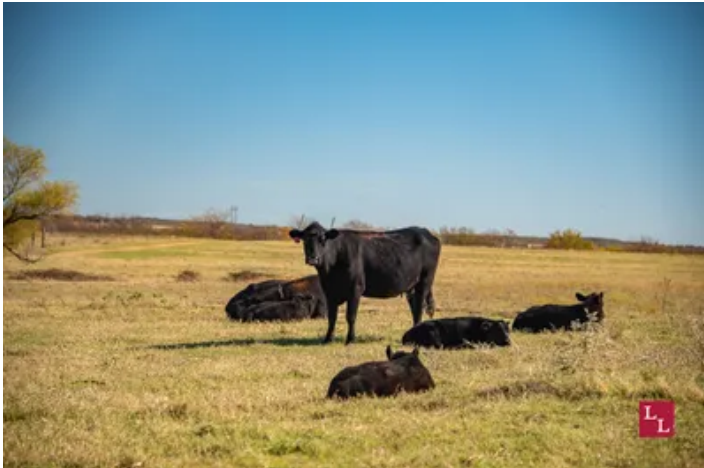
- *NA

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

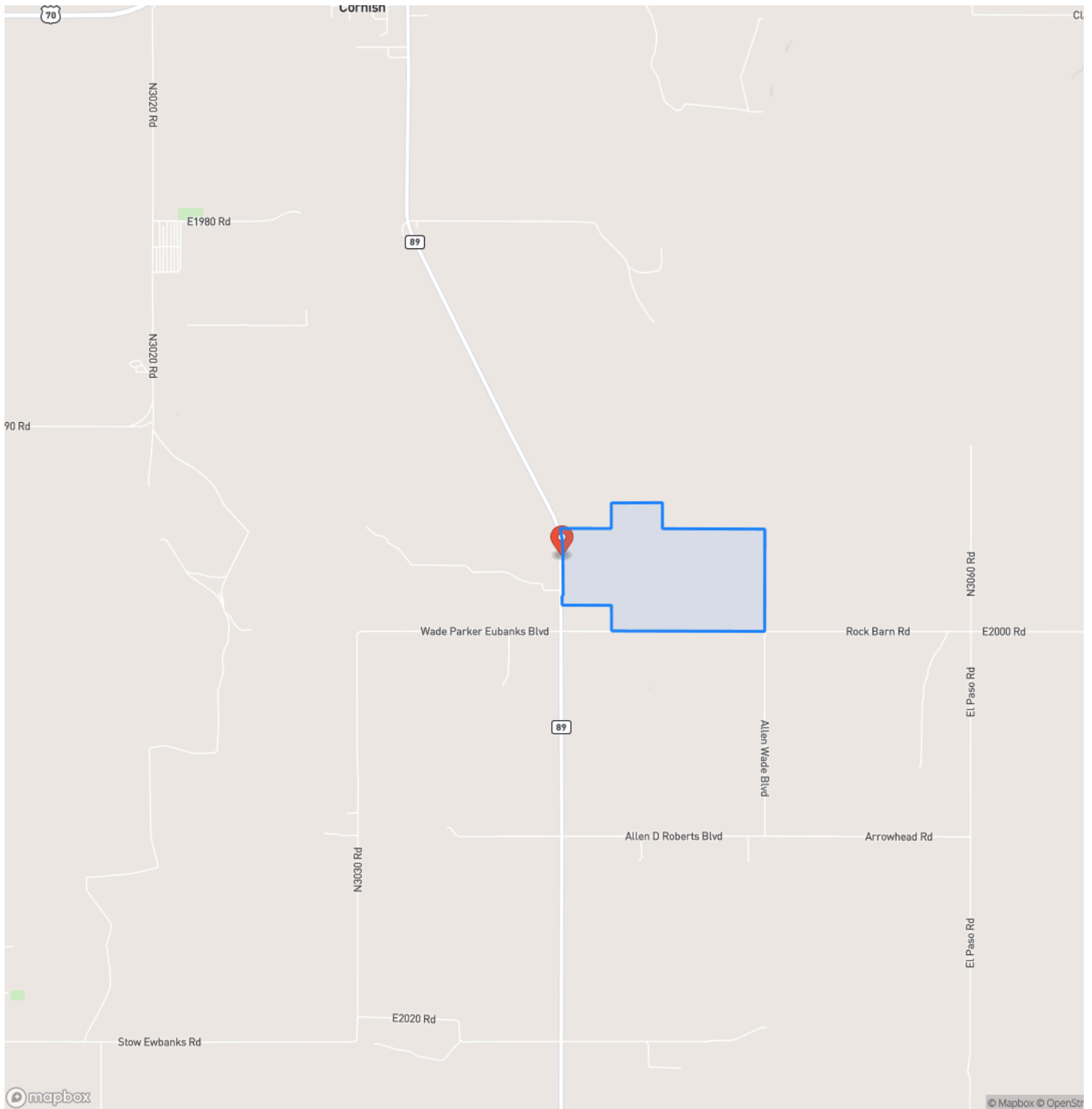
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will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



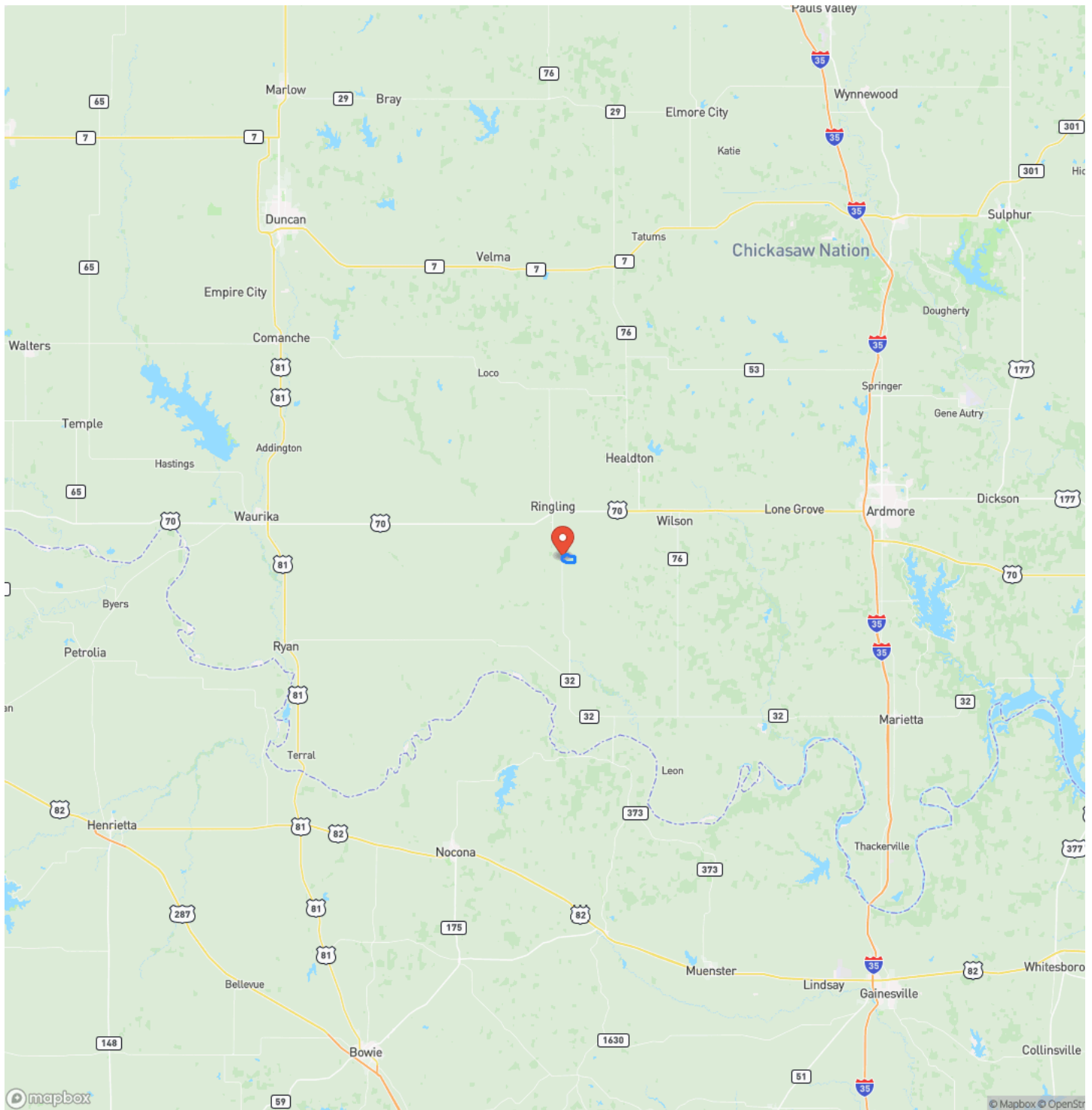
Post Oak Creek Ranch
Ringling, OK / Jefferson County



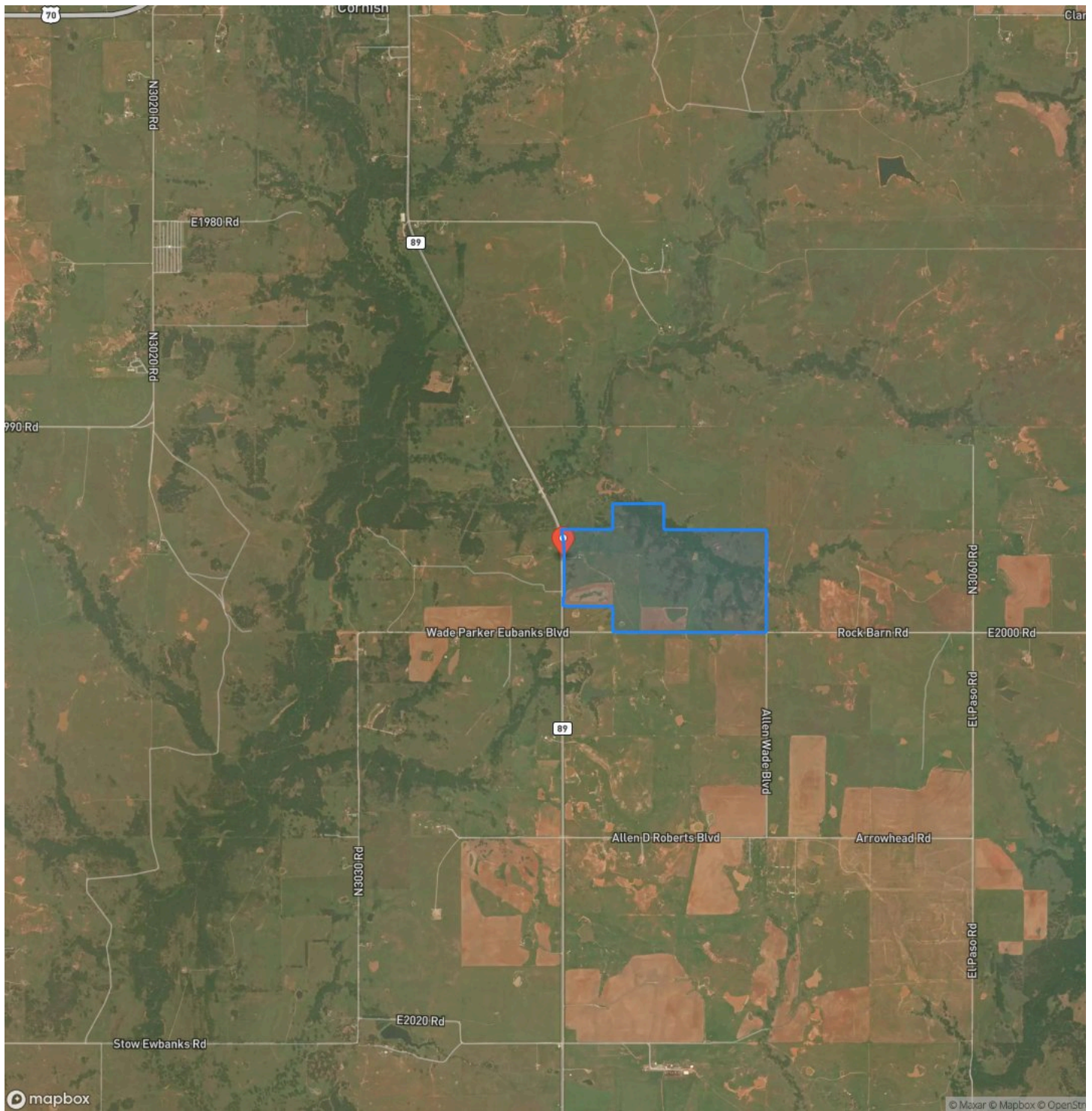
Locator Map



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

NOTES

[illegible]

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.



http://legendary.land

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.



Legendary Land Co
1021 Regal Rd
Yukon, OK 73099
(405) 206-0914
<http://legendary.land>

