

Maxwell Lake Ranch
Prairie Valley Road
Lone Grove, OK 73443

\$460,000
80± Acres
Carter County



Maxwell Lake Ranch
Lone Grove, OK / Carter County

SUMMARY

Address

Prairie Valley Road

City, State Zip

Lone Grove, OK 73443

County

Carter County

Type

Hunting Land, Recreational Land, Farms, Ranches

Latitude / Longitude

34.201873 / -97.335092

Acreage

80

Price

\$460,000

Property Website

<https://legendary.land/property/maxwell-lake-ranch-carter-oklahoma/79742/>



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PROPERTY DESCRIPTION

The Maxwell Lake Ranch is beautiful country acreage centered around a stocked, 3.5 acre pond that is excellent fishing and duck hunting. The property starts out with managed hayfields intermixed with pockets of timber and rolling topography. From the pond to the north end of the property, oak timber with small wildlife openings create ideal habitat for deer and turkey hunting. This scenic property has several choice building sites overlooking the lake and the southern Oklahoma landscape.

Location:

- *Lone Grove - 6 miles
- *Ardmore - 13 miles
- *Oklahoma City - 105 miles
- *DFW - 109 miles

Access:

- *1/4 miles of paved County Road Frontage

Water:

- *3 acre pond
- *Two small ponds
- *Opportunity to create a duck hunting impoundment below the lake dam

Utilities:

- *Electric available
- *Water wells attainable in the area

Climate:

- *Approximately +/-38 inches of annual precipitation

Minerals:

- *Surface Only
- *There is one oil well located on the NE corner of the property

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Waterfowl
- *Dove
- *Wild Hogs

Fishing:

- *Bass
- *Crappie
- *Bluegill
- *Catfish

Terrain:

- *Rolling Crosstimbers habitat
- *Native grass hayfields
- *Oak and Pecan forested areas
- *Secluded hunting area with food plot
- *Native grass, plum thickets, blackberries and persimmon trees
- *Topography ranging from 870' to 940'



Improvements:

*Fenced

Equipment:

*NA

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

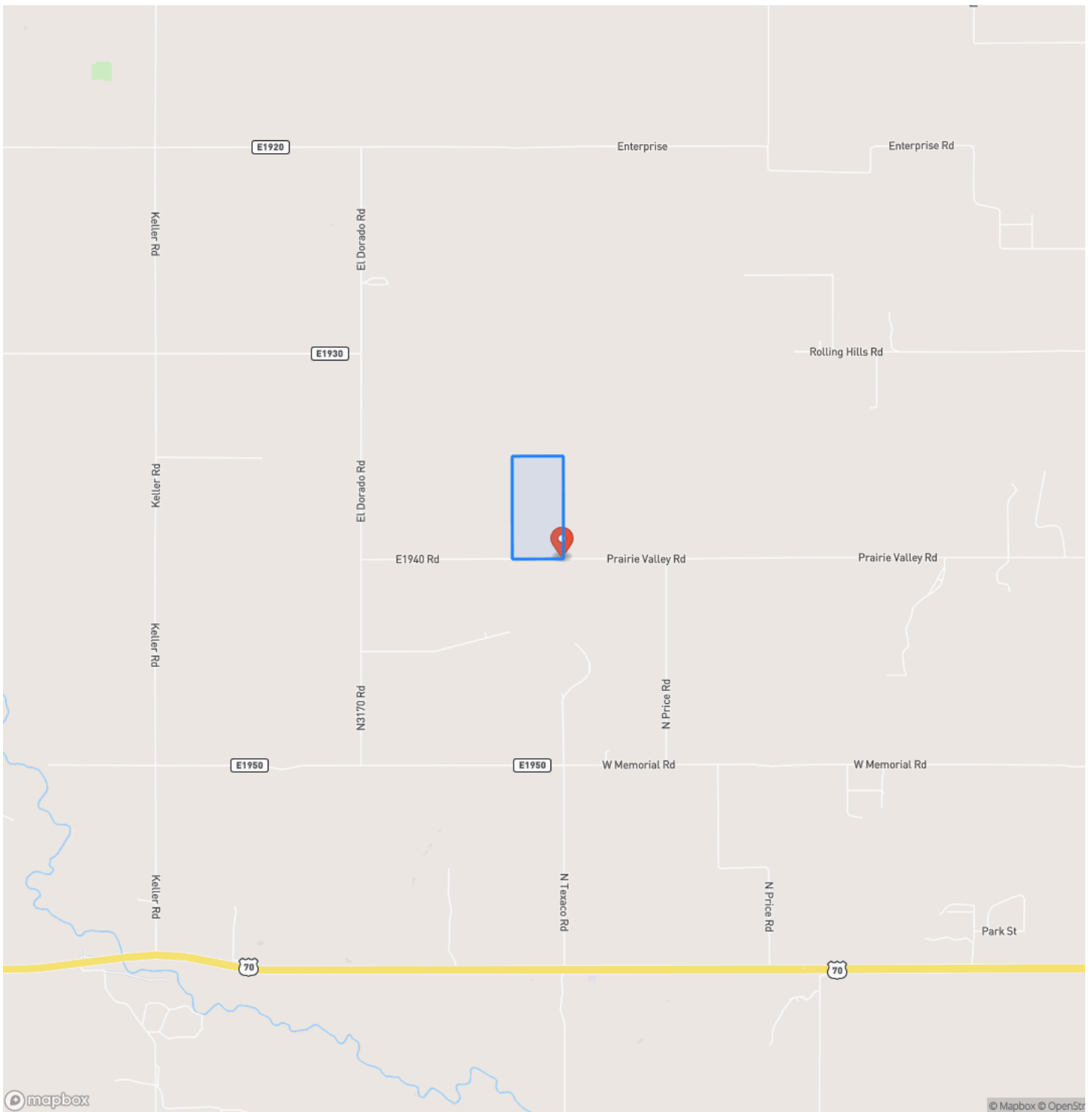
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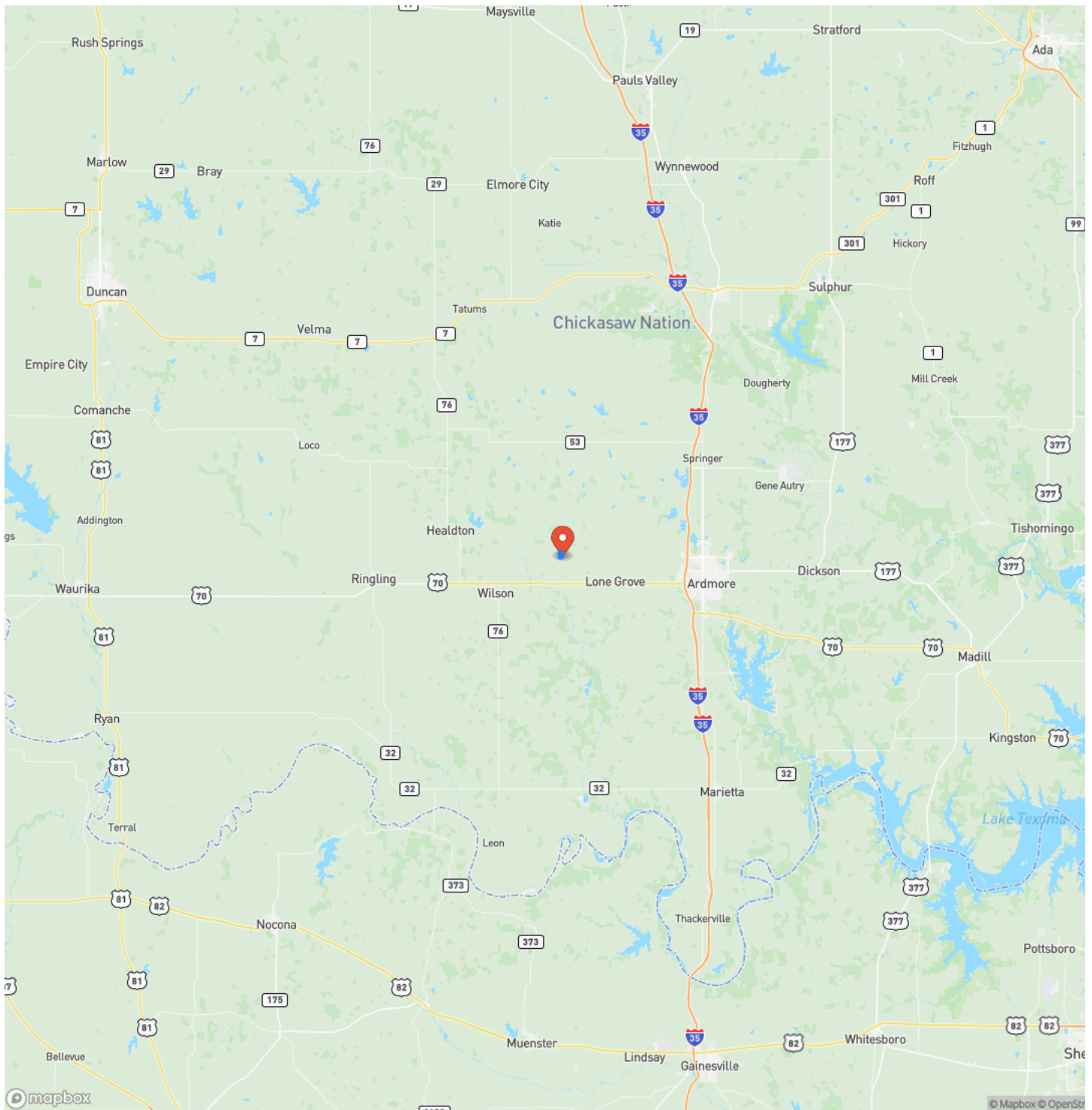
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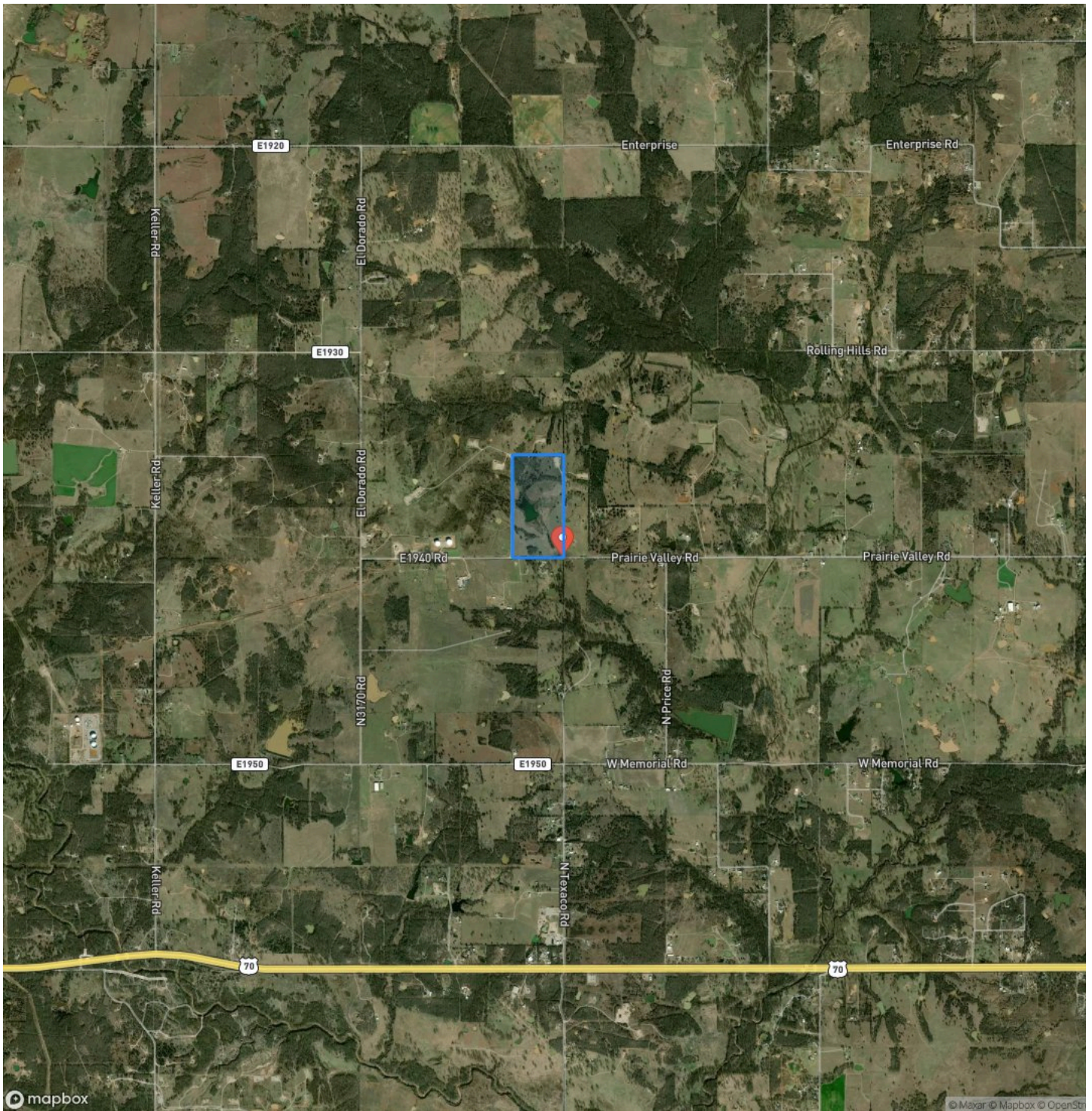
Locator Map



Locator Map



Satellite Map



Maxwell Lake Ranch
Lone Grove, OK / Carter County

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



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