

Coffee Creek Ranch
Hwy 32
Rubottom, OK 73463

\$941,215
157± Acres
Love County



Coffee Creek Ranch
Rubottom, OK / Love County

SUMMARY

Address

Hwy 32

City, State Zip

Rubottom, OK 73463

County

Love County

Type

Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

33.940266 / -97.448621

Taxes (Annually)

\$150

Acreage

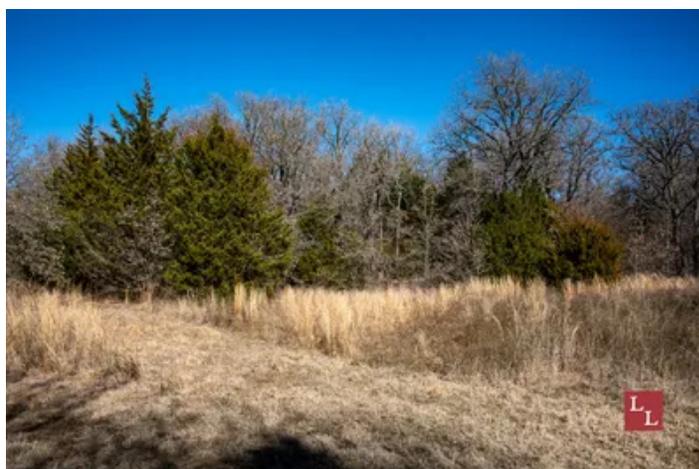
157

Price

\$941,215

Property Website

<https://legendary.land/property/coffee-creek-ranch/love/oklahoma/94722/>



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PROPERTY DESCRIPTION

Coffee Creek Ranch is rare Live Water Ranch with over 1/2 mile of Coffee Pot Creek, which flows year-round from springs located North of the property. The area is known for producing some exceptional whitetail deer and big flocks of wild turkey as the creek system converges with the Red River less than two miles downstream across a large 1000+ acre neighboring ranch. The property is dominated with thick native cover for wildlife and huge hardwood timber. With both bottomland and upland habitat, this property has plenty of room to build a nice rural home or hunting cabin, but still maintain plenty of untouched habitat and hunting areas.

Location:

- *Marietta - 19 miles
- *DFW - 86 miles
- *Oklahoma City - 132 miles

Access:

- *1/2 mile of frontage on paved two-lane State Highway 32

Water:

- *Live, spring-fed creek
- *Potential pond building sites

Utilities:

- *Electricity on property
- *Rural Water available
- *Old water well

Climate:

- *+/-36" of average annual rainfall

Minerals:

- *Surface only
- *There is one active oil well site with pump jack on the property

Wildlife:

- *Whitetail Deer
- *Rio Grande Wild Turkey
- *Wild Hogs
- *Dove
- *Quail

Fishing:

- *Bluegill

Terrain:

- *Sandy loam soils
- *Rolling native grass openings
- *Thick Crosstimbers habitat
- *Mature Oak & Pecan Timber
- *Thick Wildlife Corridor
- *Small established food plots
- *Spring-fed creek system
- *Near the confluence of both Coffee Pot Creek and Mud Creek with the Red River
- *Large neighboring ranch not hunted, other neighbors are serious bowhunters
- *Over 90' of elevation change from 760' to 850'



Improvements:

*Deer Feeders and Blinds

*Established trail system

*Entrances off Hwy 32 on both the East and West sides of Coffee Pot Creek bridge

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

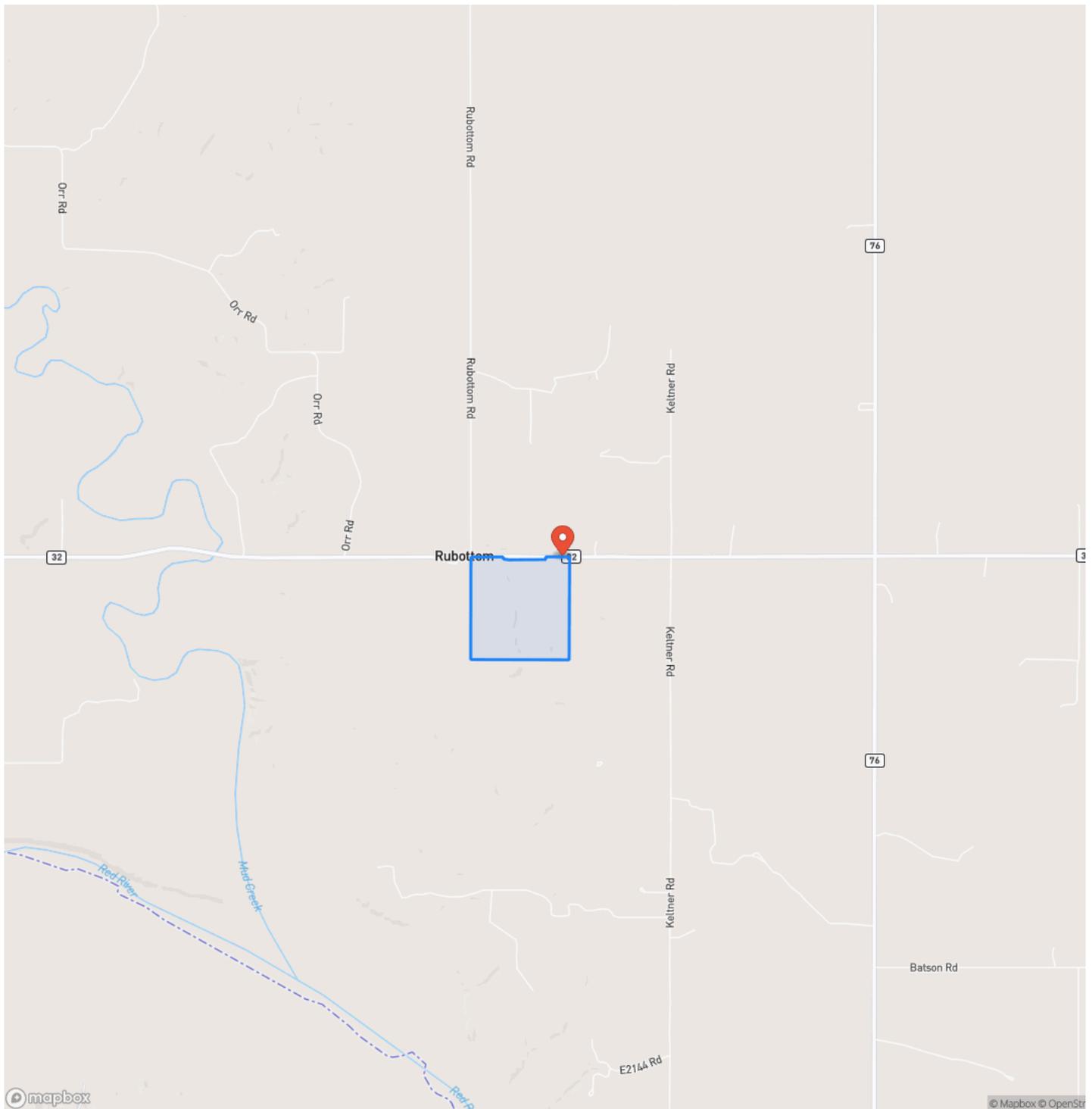
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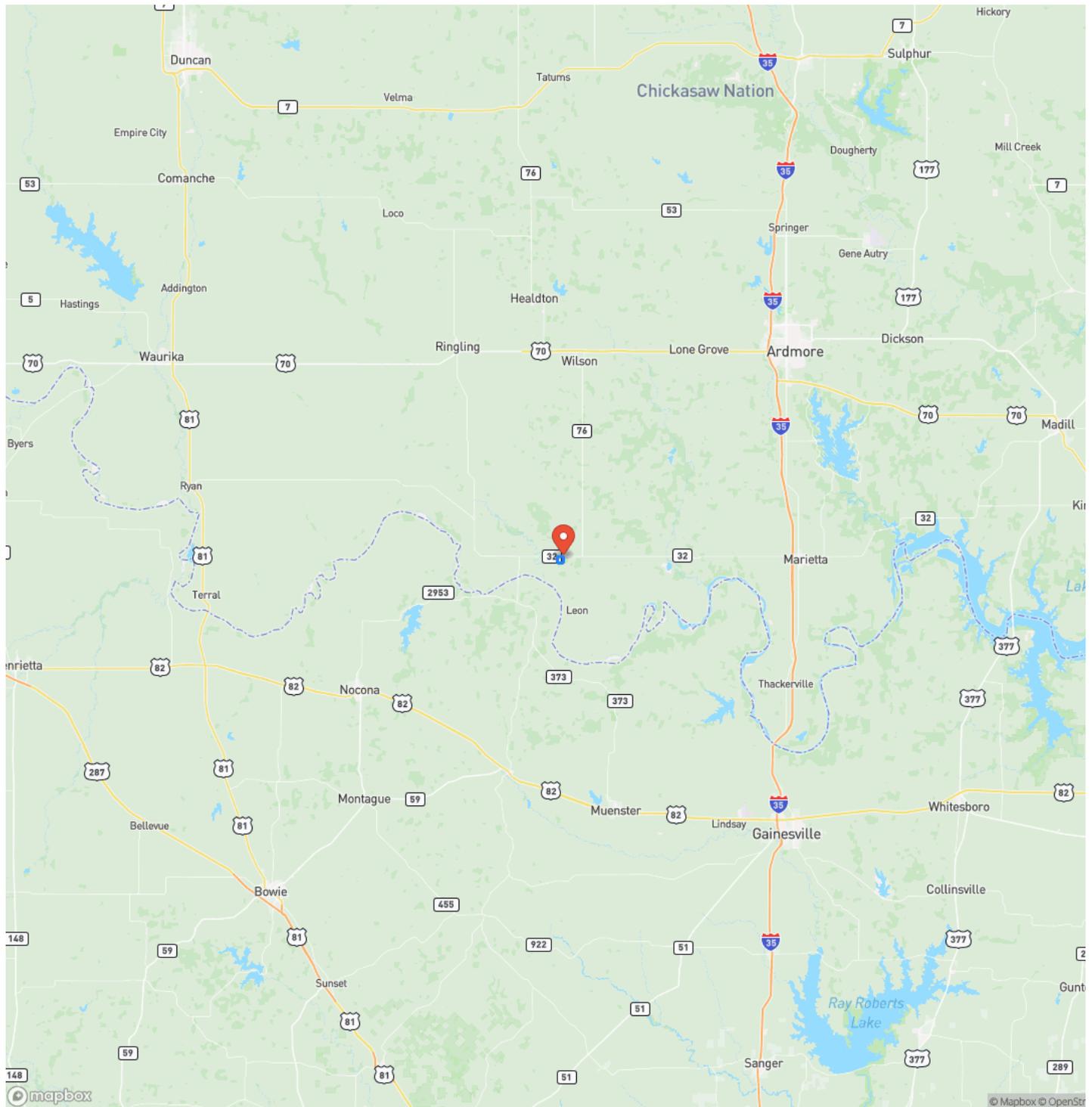
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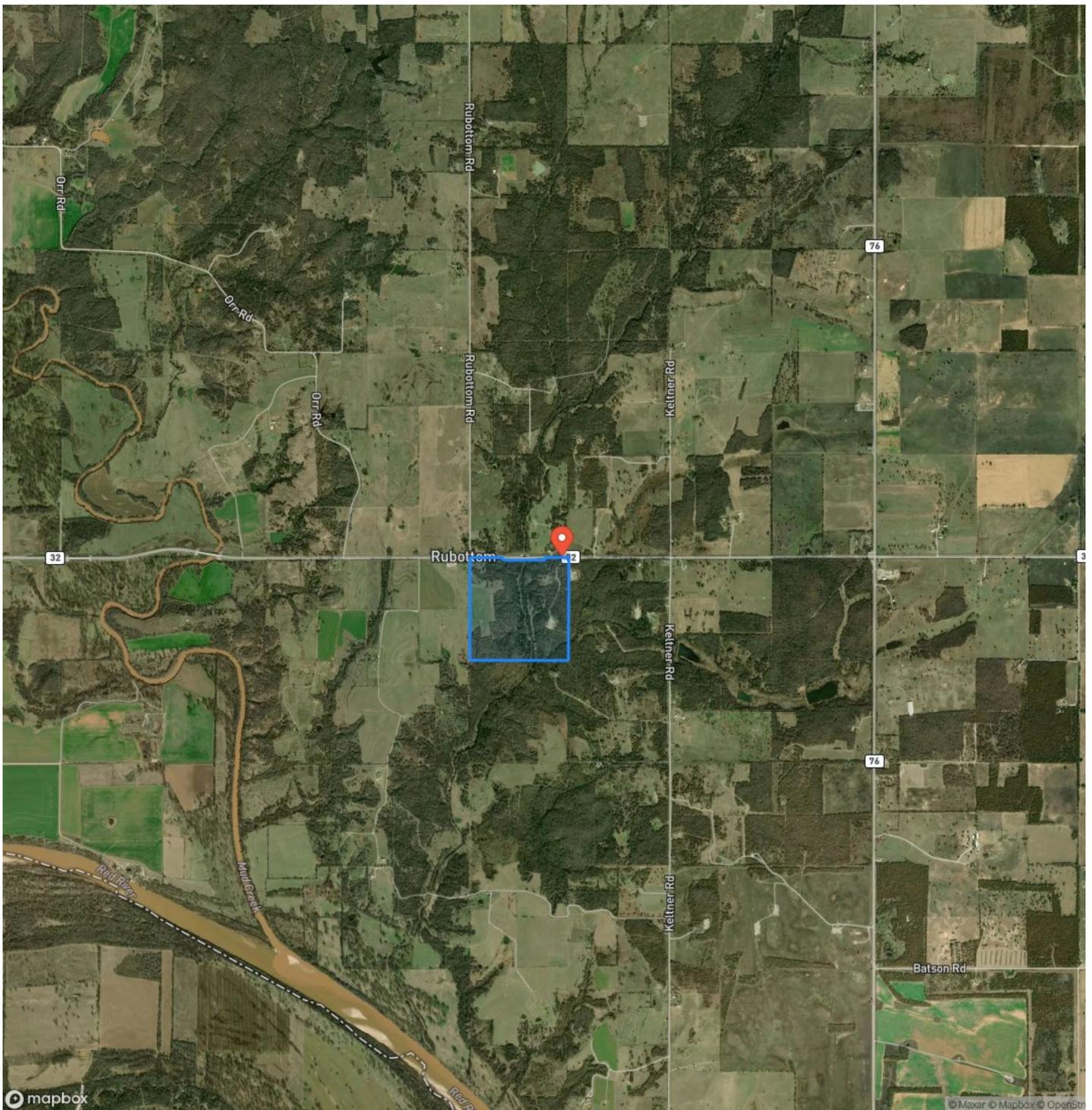
Locator Map



Locator Map



Satellite Map



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