

**Beaver Creek Pecan Bottom**  
Sugden Road  
Sugden, OK 73565

**\$546,000**  
156± Acres  
Jefferson County





**Beaver Creek Pecan Bottom**  
**Sugden, OK / Jefferson County**

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**SUMMARY**

**Address**

Sugden Road

**City, State Zip**

Sugden, OK 73565

**County**

Jefferson County

**Type**

Farms, Hunting Land, Recreational Land, Riverfront

**Latitude / Longitude**

34.086497 / -97.97138

**Taxes (Annually)**

400

**Acreage**

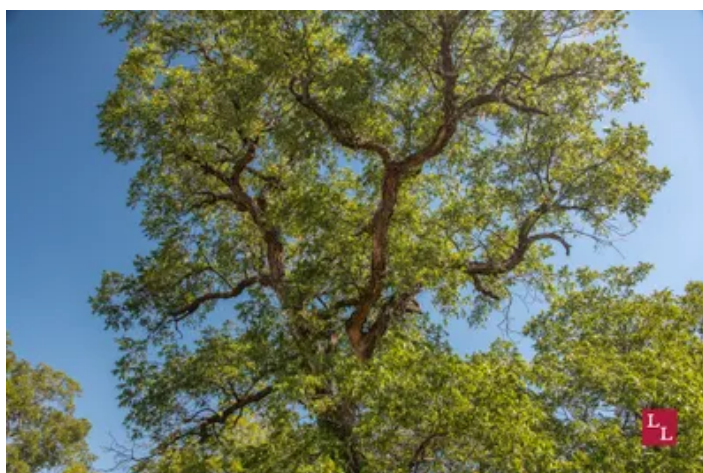
156

**Price**

\$546,000

**Property Website**

<https://legendary.land/property/beaver-creek-pecan-bottom-jefferson-oklahoma/56099/>



## **Beaver Creek Pecan Bottom**

### **Sugden, OK / Jefferson County**

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#### **PROPERTY DESCRIPTION**

The Beaver Creek Pecan Bottom is an extremely productive bottomland property with both agricultural and recreational qualities. Beaver Creek is the tailwater creek below Waurika Lake and typically runs all year long, barring extreme drought. This fertile creek system is known for producing some exceptionally large whitetail deer, large flocks of Rio Grande wild turkey and can hold thousands of migrating waterfowl each year, primarily mallards. Although it doesn't flood as often as it did before the construction of the lake, thousands of years of flooding resulted in very fertile soils which produce excellent crops of hay, grazing pasture for livestock and pecans harvest. There are over 800 registered pecan trees on the property with 75% being improved varieties.

#### **Location:**

- \*Waurika - 5 miles
- \*Ringgold, TX - 19 miles
- \*DFW - 108 miles
- \*Oklahoma City - 113 miles

#### **Access:**

- \*1/2 mile of gravel county road frontage
- \*Just 1/4 mile off of State Highway 81 and less than 15 minutes from the Texas border

#### **Water:**

- \*Live, Beaver Creek - over 3/4 of mile of frontage on both sides
- \*One small pond
- \*Waterfowl impoundment potential

#### **Utilities:**

- \*Rural water line available at road frontage
- \*Electric meter at Southeast corner on road frontage

#### **Climate:**

- \*Approximately +/- 35 inches of annual precipitation

#### **Minerals:**

- \*Surface Only

#### **Wildlife:**

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

#### **Fishing:**

- \*Bass
- \*Bluegill
- \*Catfish
- \*Gar
- \*Striper
- \*Crappie

#### **Terrain:**

- \*Mostly flat, productive bottomland
- \*Improved Bermudagrass and WW-B Dahl Bluestem grass



- \*Fertile loam soils
- \*Mature improved pecan orchard, grafted improved pecan trees and native pecan groves
- \*40 acre hay field
- \*Hardwood timber forest with large oaks

**Improvements:**

\*NA

**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.

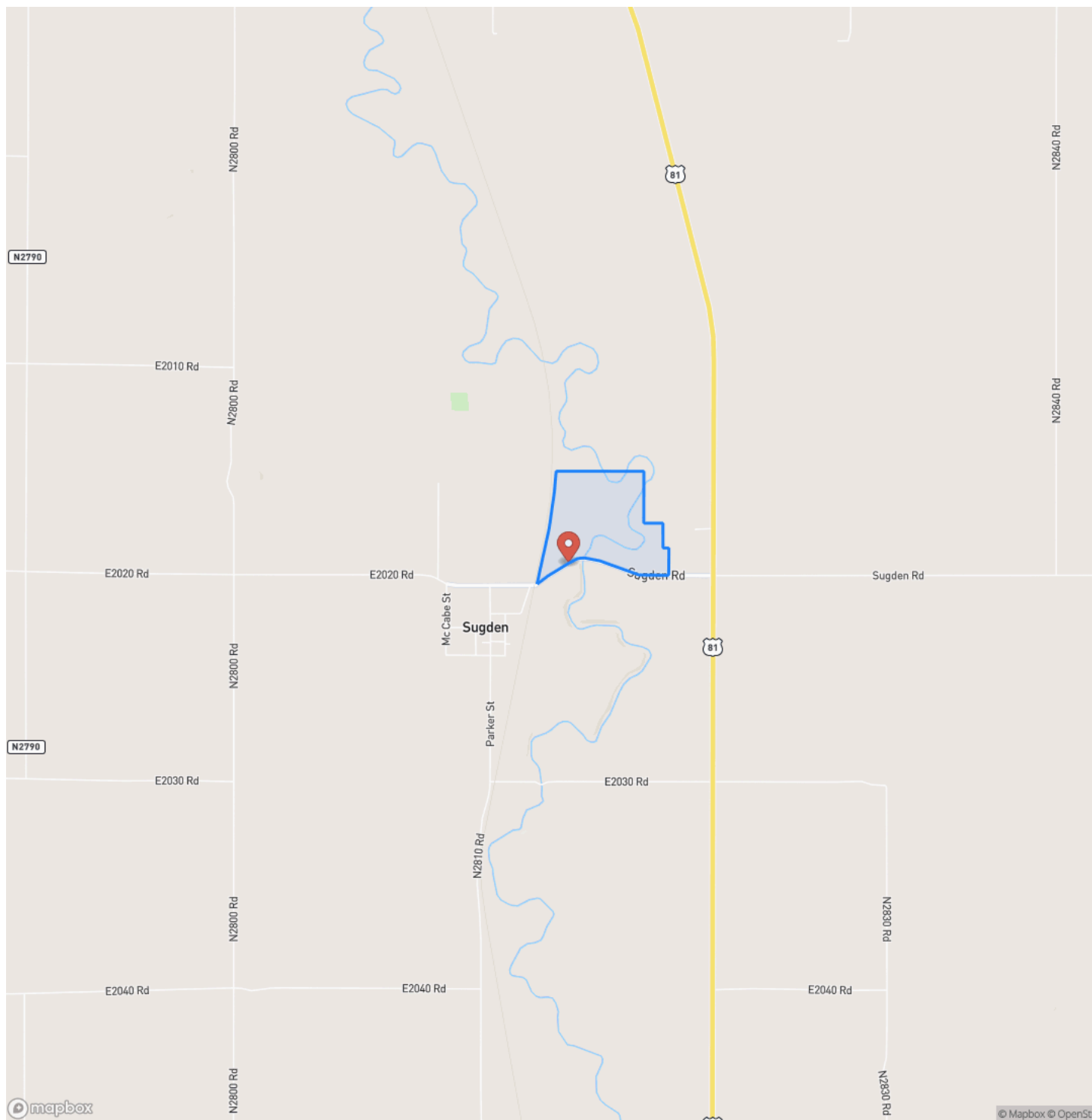




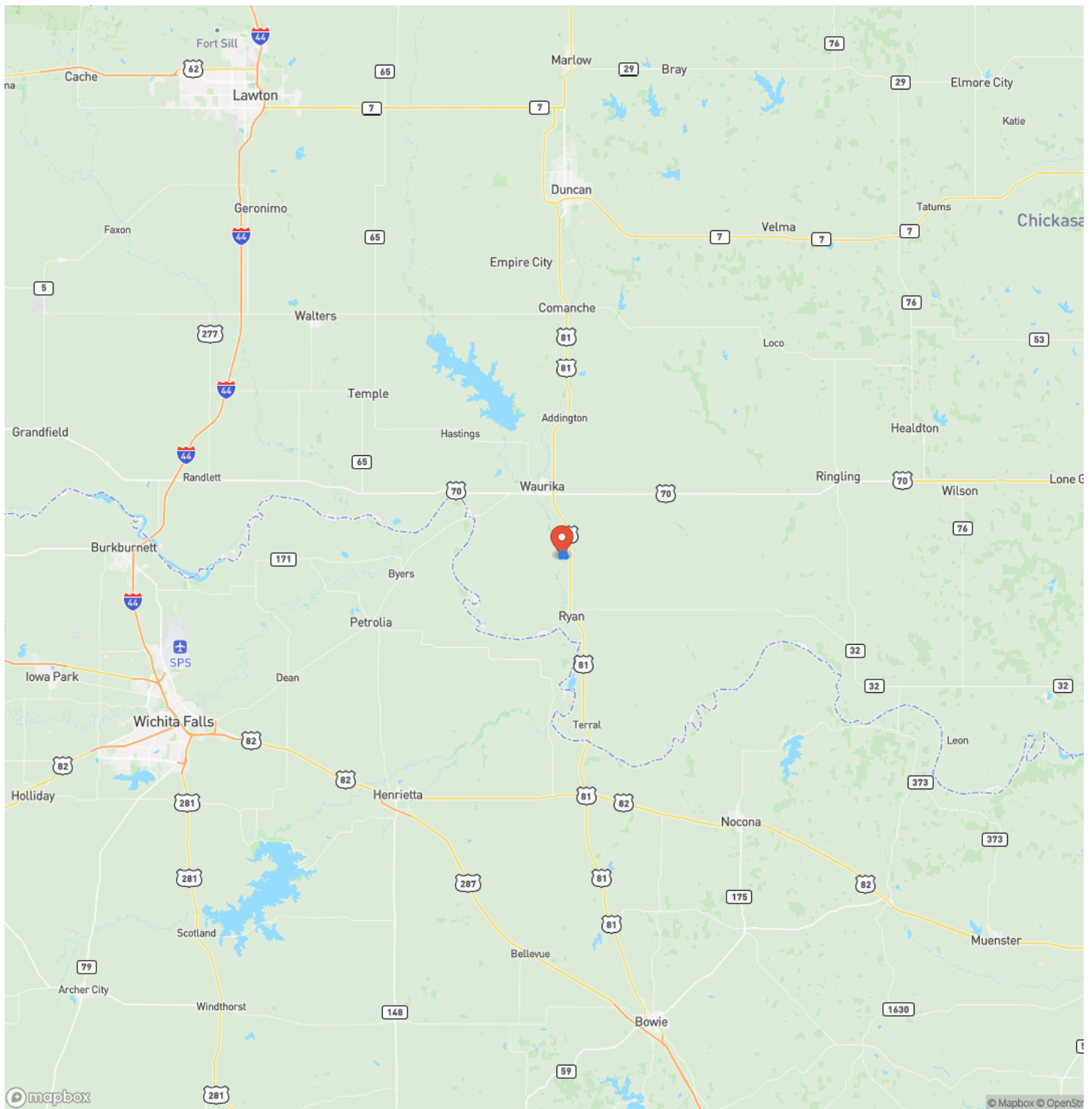
Beaver Creek Pecan Bottom  
Sugden, OK / Jefferson County



## Locator Map

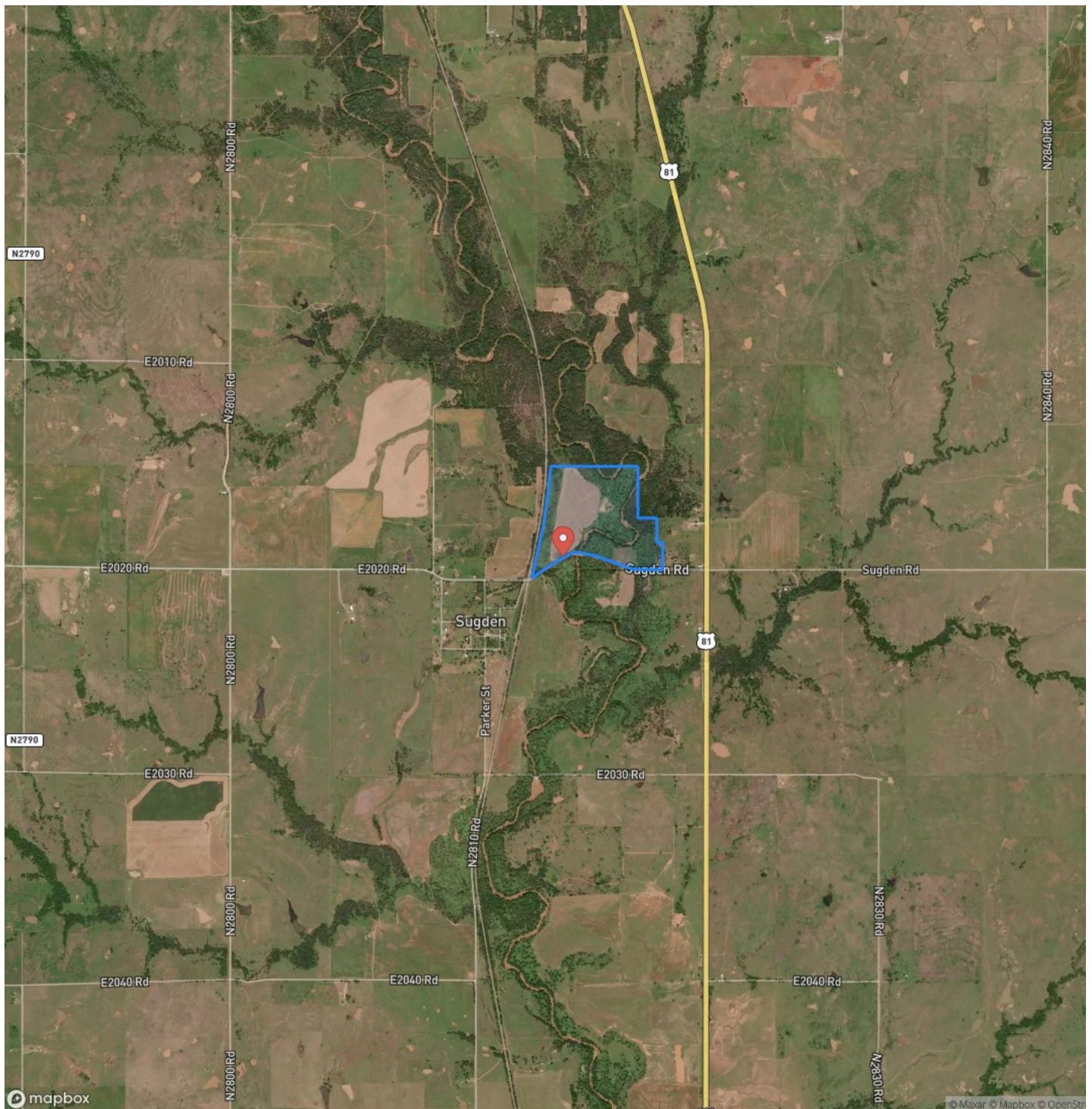


## Locator Map





## 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

Ardmore, OK 73401

## NOTES

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## 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.





## **DISCLAIMERS**

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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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<http://legendary.land>

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