

Timber Ridge Ranch  
Timber Ridge Road  
Madill, OK 73446

**\$3,167,000**  
420± Acres  
Marshall County



**Timber Ridge Ranch**  
**Madill, OK / Marshall County**

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**SUMMARY**

**Address**

Timber Ridge Road

**City, State Zip**

Madill, OK 73446

**County**

Marshall County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

34.114506 / -96.968384

**Dwelling Square Feet**

2928

**Bedrooms / Bathrooms**

4 / 2.5

**Acreage**

420

**Price**

\$3,167,000

**Property Website**

<https://legendary.land/property/timber-ridge-ranch-marshall-oklahoma/92137/>



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**PROPERTY DESCRIPTION**

**Timber Ridge Ranch** is a premier hunting and recreational retreat that has been thoughtfully developed and meticulously maintained. At the heart of the property sits a custom-built 2,928 sq ft home, completed in 2023, offering stunning views of a private 3-acre lake.

This turn-key ranch is ready for immediate enjoyment on day one. A network of well-maintained trails winds throughout the land, leading to strategically placed food plots, feeders, blinds, and stands-perfectly set up for hunting and wildlife observation.

The two-story, four-bedroom home was designed with attention to every detail, making it ideal as a primary residence, weekend getaway, or hunting lodge. Enjoy all the comforts of home in a peaceful, secluded setting.

Conveniently located just off Highway 70 with paved road frontage, the ranch offers quick access to Ardmore, Madill, Lake Murray, Lake Texoma, and I-35-placing both Dallas/Fort Worth and Norman within a 90-minute drive.

**Location:**

- \*Lake Murray State Park - 7 miles
- \*Lakecrest Casino - 10 miles
- \*Ardmore Executive Airport - 11 miles
- \*Ardmore - 14 miles
- \*Lake Texoma - 15 miles
- \*DFW - 107 miles
- \*Oklahoma City - 112 miles

**Access:**

- \*Paved County Road Access
- \*Dead-end Timber Ridge Road

**Water:**

- \*Spring-fed 3 acre lake
- \*1 small pond
- \*Seasonal slough
- \*Several locations to build additional ponds and lakes
- \*Multiple deep canyon drainages
- \*Live spring

**Utilities:**

- \*Rural water meter
- \*Electric meter
- \*Septic system
- \*Generac back-up generator

**Climate:**

- \*Approximately +/- 39 inches of annual precipitation

**Minerals:**

- \*Surface Only

**Wildlife:**

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

**Fishing:**

- \*Bass
- \*Bluegill
- \*Catfish

**Terrain:**

- \*Steep topography ranging from 790' to 970'
- \*Over 180' of elevation change
- \*Big mature hardwood timber
- \*Thick Crosstimbers with native grass, thickets and cedar trees
- \*Gorgeous Dogwood trees scattered in the understory of the oak forests
- \*Soils - Konsil Sandy Loam
- \*Limestone rock outcrops on the steep ridge lines
- \*Scenic views from high ridges provide panoramic views for miles
- \*Excellent deer, turkey, hog and duck hunting

**Improvements:**

- \*Custom 4 bed, 2.5 bath home overlooking the lake
- \*Home has over 1,000 sf of covered porches, which includes an outdoor kitchen
- \*Over 3,950 sf under roof
- \*Large master suite downstairs, two queen bedrooms and a bunkroom upstairs
- \*There is a second living room upstairs for the kids to watch movies and play games
- \*40' x 50' metal shop building - insulated, electricity, roll-up doors, bathroom

**Equipment:**

- \*Furniture and Appliances are negotiable
- \*Hot Tub

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

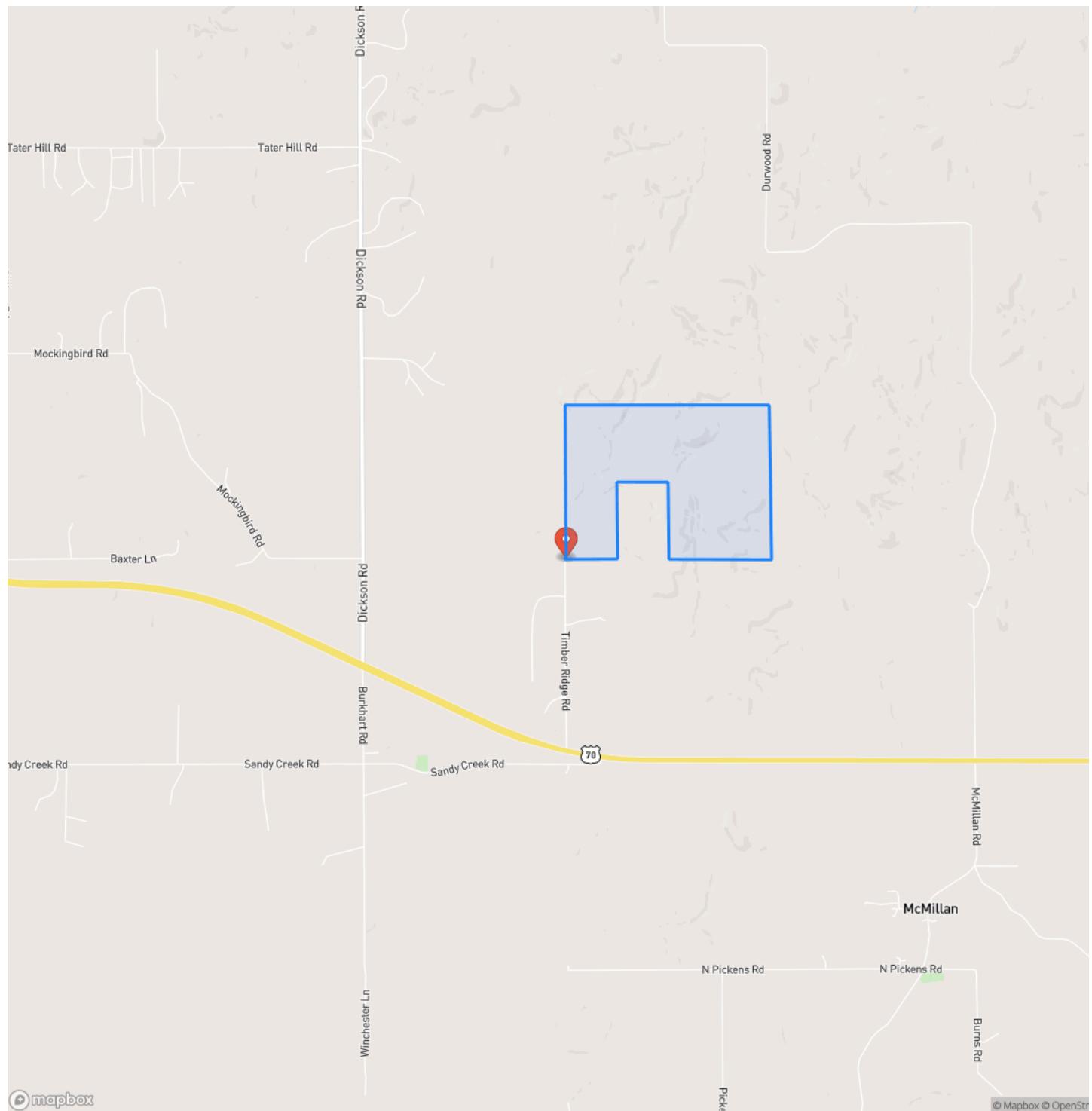
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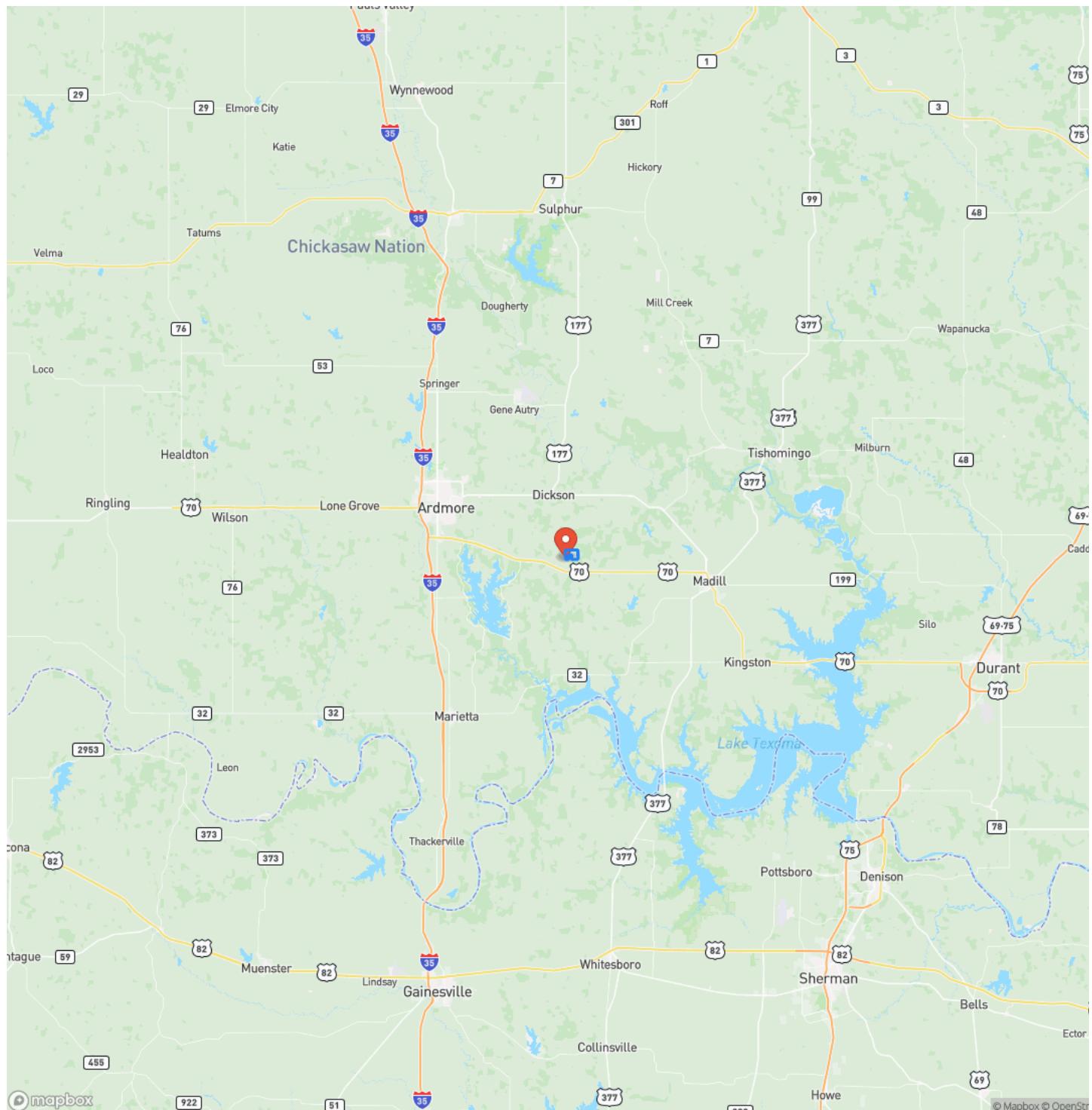
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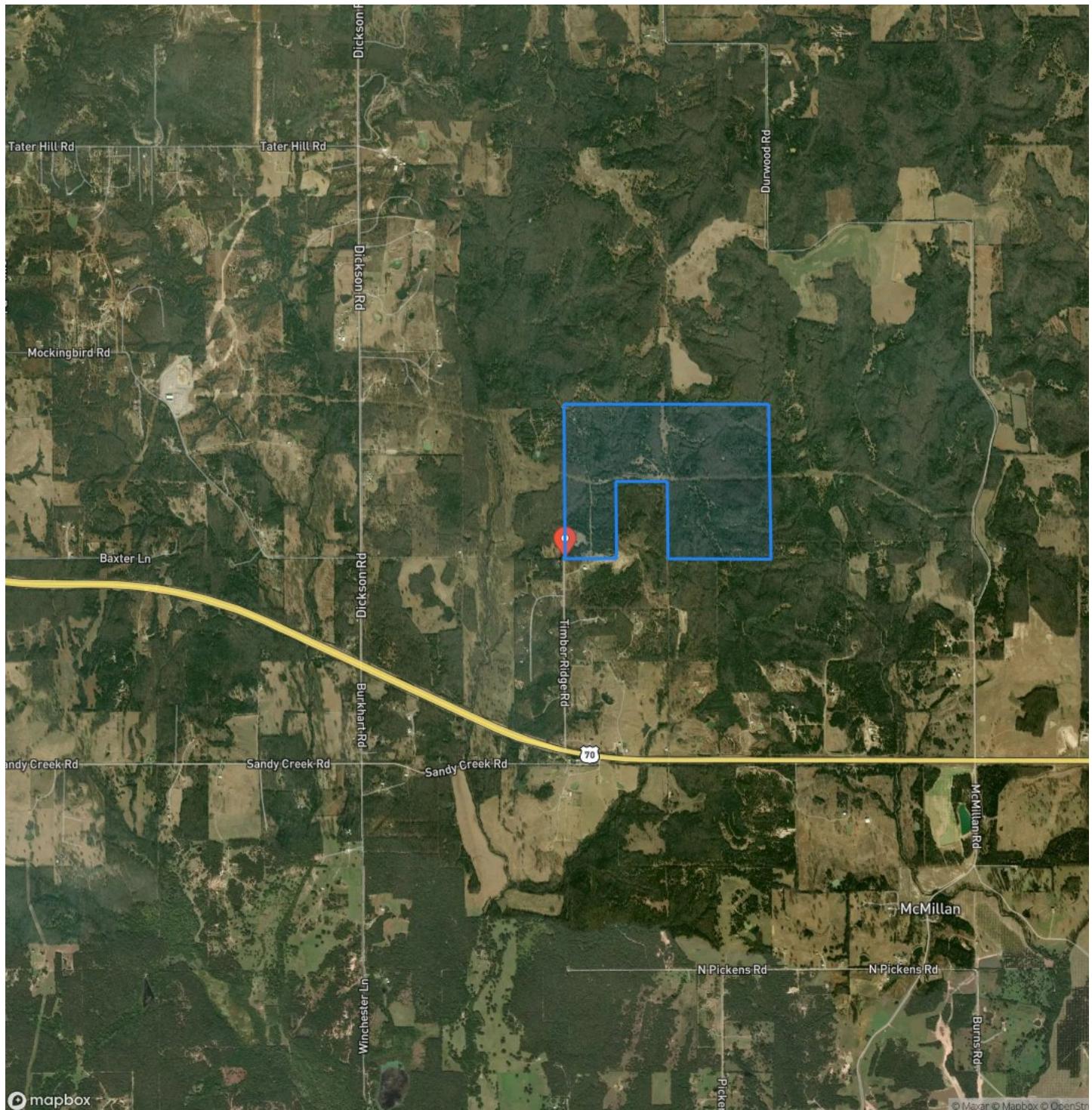
## Locator Map



## Locator Map



## Satellite Map



## **Timber Ridge Ranch Madill, OK / Marshall 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



**MORE INFO ONLINE:**

<http://legendary.land>

## NOTES



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## MORE INFO ONLINE:

## **DISCLAIMERS**

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