

Timber Ridge Ranch
Timber Ridge Road
Madill, OK 73446

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



Timber Ridge Ranch
Madill, OK / Marshall County

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.

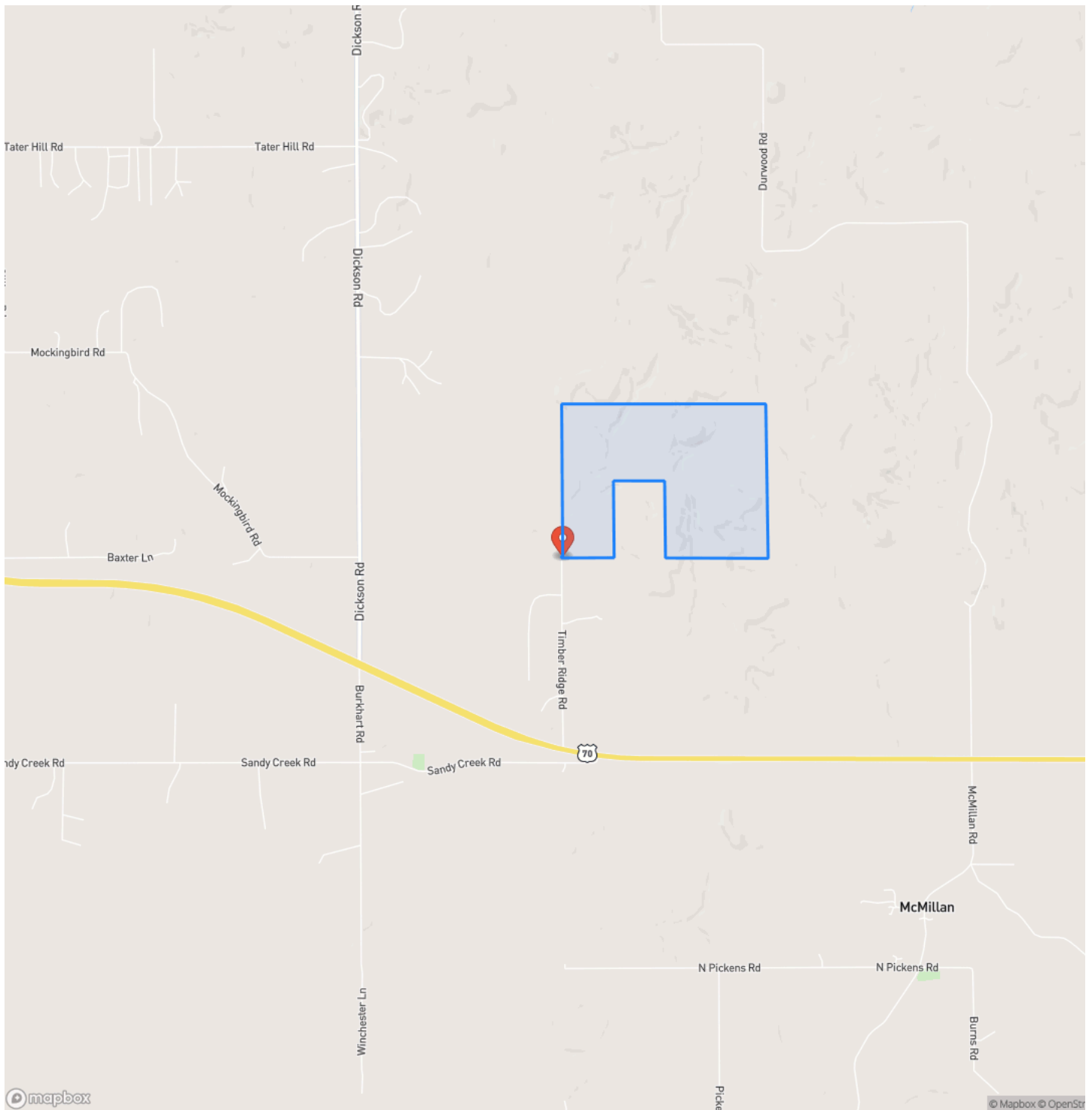
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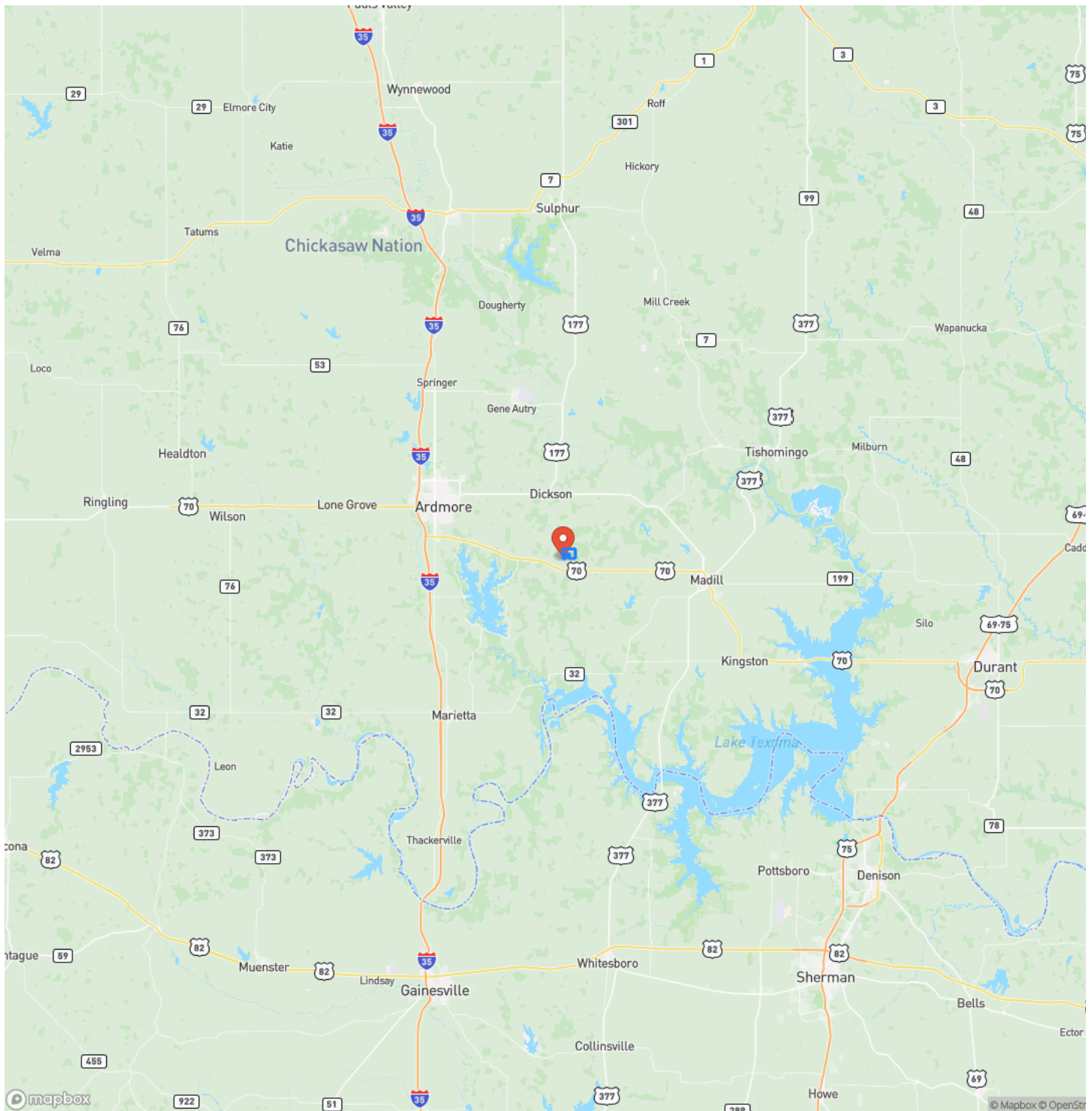
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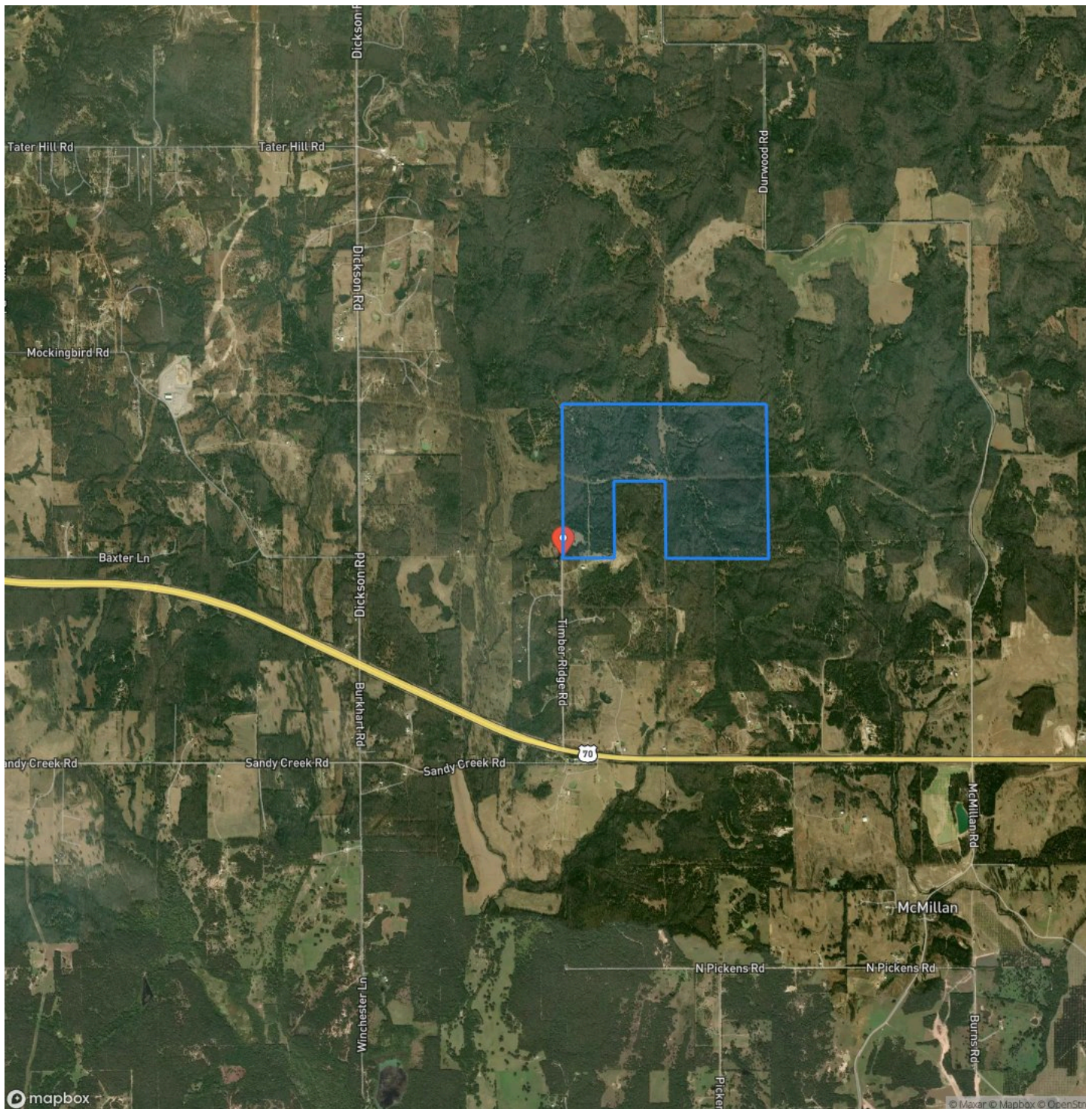
Locator Map



Locator Map



Satellite Map



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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This image shows a single 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.



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