

Hoxbar Ranch Back 40
1 Hoxbar Road
Ardmore, OK 73401

\$395,000
40± Acres
Carter County



Hoxbar Ranch Back 40
Ardmore, OK / Carter County

SUMMARY

Address

1 Hoxbar Road

City, State Zip

Ardmore, OK 73401

County

Carter County

Type

Hunting Land, Farms, Recreational Land, Ranches

Latitude / Longitude

34.125424 / -97.014166

Acreage

40

Price

\$395,000

Property Website

<https://legendary.land/property/hoxbar-ranch-back-40-carter-oklahoma/97890/>



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PROPERTY DESCRIPTION

Just minutes from Lake Murray and a short drive from Ardmore, this attractive Southern Oklahoma property offers paved county road access and a rare combination of water and wildlife all within convenient reach of both the DFW Metroplex and Oklahoma City. There are two nice ponds that support quality fishing and attract a wide variety of game. Gently rolling terrain, quality native grasses, mature hardwoods, and dense Crosstimbers create excellent cover and habitat, further enhanced by established food plots. The Hoxbar Ranch is an exceptional hunting tract which has produced a free-range 200" whitetail deer, but would also make an ideal rural homeplace.

Additional 10 and 40 acre tracts available

Location:

*Lake Murray (Martin's Landing) - 4 miles

*Ardmore - 10 miles

*DFW - 103 miles

*Oklahoma City - 108 miles

Access:

*Paved county road frontage

*Deeded access road

Water:

*Two ponds

*Seasonal creek drainage

Utilities:

*Water Wells readily attainable in area

*Electricity available

Climate:

*Approximately +/- 38 inches of annual precipitation

Minerals:

*Surface Only

Wildlife:

*Whitetail Deer

*Wild Turkey

*Waterfowl

*Dove

*Quail

*Wild Hogs

Fishing:

*Bass

*Bluegill

*Catfish

Terrain:

* Elevation ranges from 820' to 880'

* Excellent native habitat for wildlife

* Mature Hardwood timber

* Thick crosstimbers

* Food plots



Improvements:

*Deer stands, blinds and feeders

Equipment:

*NA

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

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Locator Map



Locator Map



Satellite Map



Hoxbar Ranch Back 40
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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:

<https://legendary.land/>

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Legendary Land Co
1021 Regal Rd
Yukon, OK 73099
(405) 206-0914
<https://legendary.land/>

