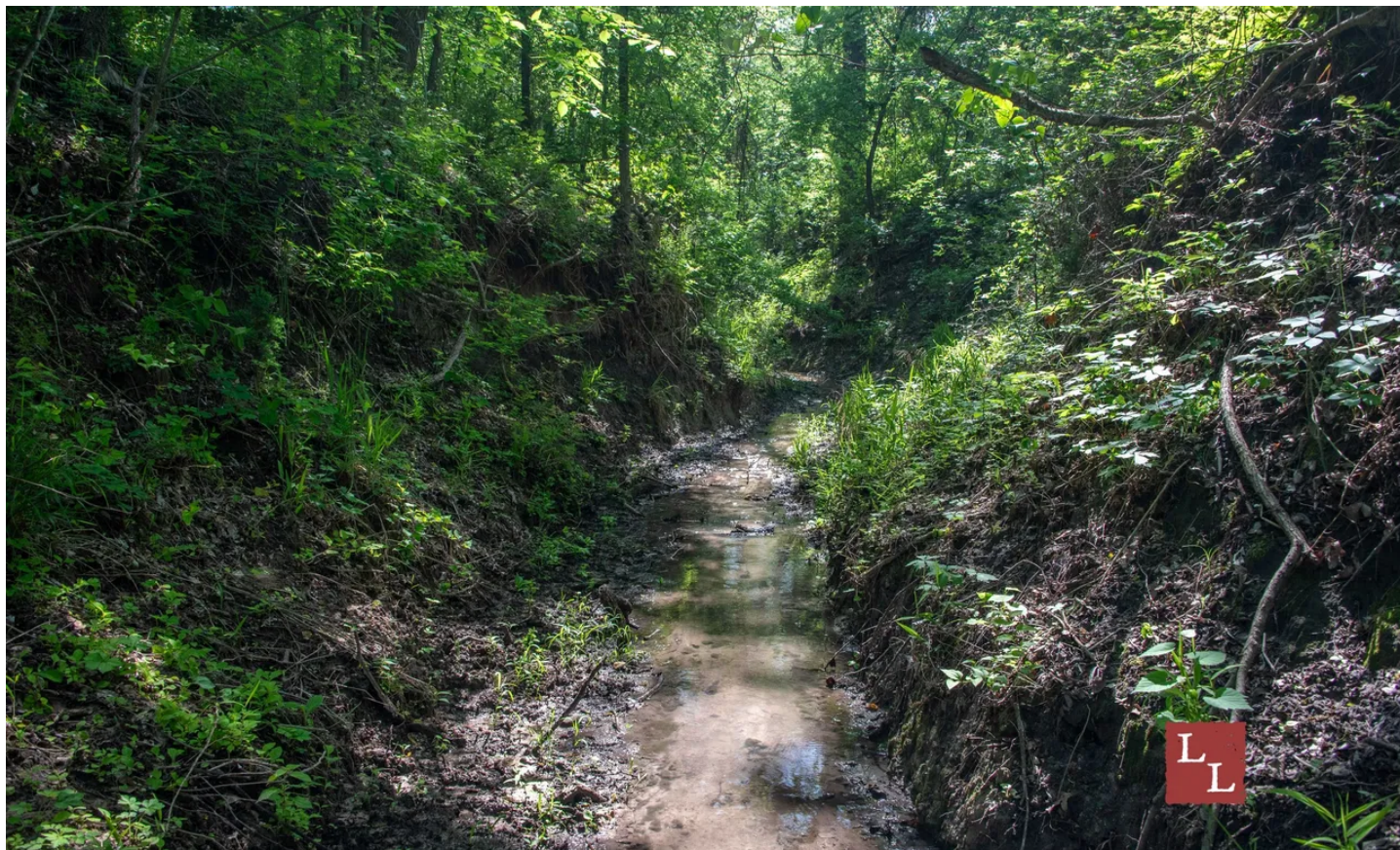


Simon Springs Ranch
E 2030 Road
Wilson, OK 73463

\$1,494,000
360± Acres
Love County



Simon Springs Ranch
Wilson, OK / Love County

SUMMARY

Address

E 2030 Road

City, State Zip

Wilson, OK 73463

County

Love County

Type

Recreational Land, Hunting Land, Ranches

Latitude / Longitude

34.071118 / -97.474026

Acreage

360

Price

\$1,494,000

Property Website

<https://legendary.land/property/simon-springs-ranch/love/oklahoma/103519/>



PROPERTY DESCRIPTION

Conveniently located within easy driving distance of DFW and Oklahoma City, this diverse tract offers an exceptional combination of accessibility and rural seclusion. The property features approximately one mile of county road frontage, providing excellent access and flexibility for future use. A strong water profile includes two ponds and two spring-fed creeks that merge and flow toward Simon Creek just east of the boundary, along with multiple additional pond-building sites. The land is well-suited for both recreation and agricultural use, with beautiful rolling terrain, a mix of open meadows and managed hay fields, and dense Crosstimbers habitat with mature oak stands, native grasses, and thick cover. This is a truly unique hunting and recreational property located amongst several multi-thousand acre ranches.

Location:

- *Wilson - 10 miles
- *Ardmore - 27 miles
- *DFW - 114 miles
- *Oklahoma City - 122 miles

Access:

- *County Road frontage for 1 mile along the West side

Water:

- *2 small ponds
- *2 spring-fed creeks that unite and flow into Simon Creek (just east of property boundary)
- *Several natural springs which start on the property
- *Several excellent locations to build new ponds

Utilities:

- *Water Wells readily attainable in the area
- *Electricity available on two sides

Climate:

- *Approximately +/- 35 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bluegill

Terrain:

- *Elevation ranges from 870' to 960'
- *Rolling terrain with intermixed timber and meadows
- *Several managed hay fields
- *Thick Crosstimbers with tall native grass and thickets
- *Mature Oak forest



Improvements:

*Small set of cattle pens

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.

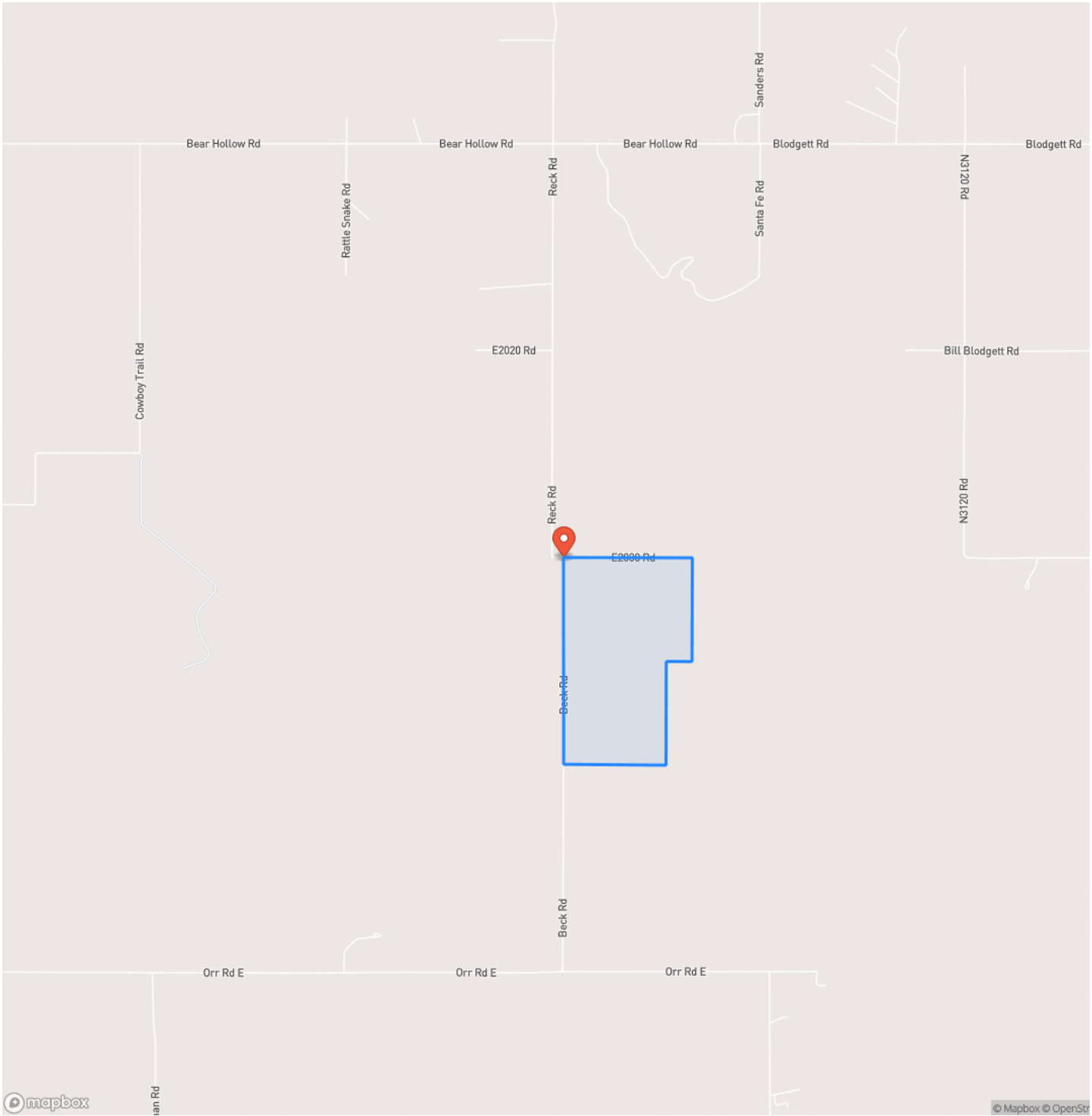
Information contained in this listing is believed to be reliable but is not guaranteed by the broker or its agents. No representation or warranty is made as to its accuracy or completeness, and all information is subject to errors, omissions, prior sale, price changes, or withdrawal without notice. Buyers are responsible for independently verifying all information and conducting their own due diligence prior to purchase.



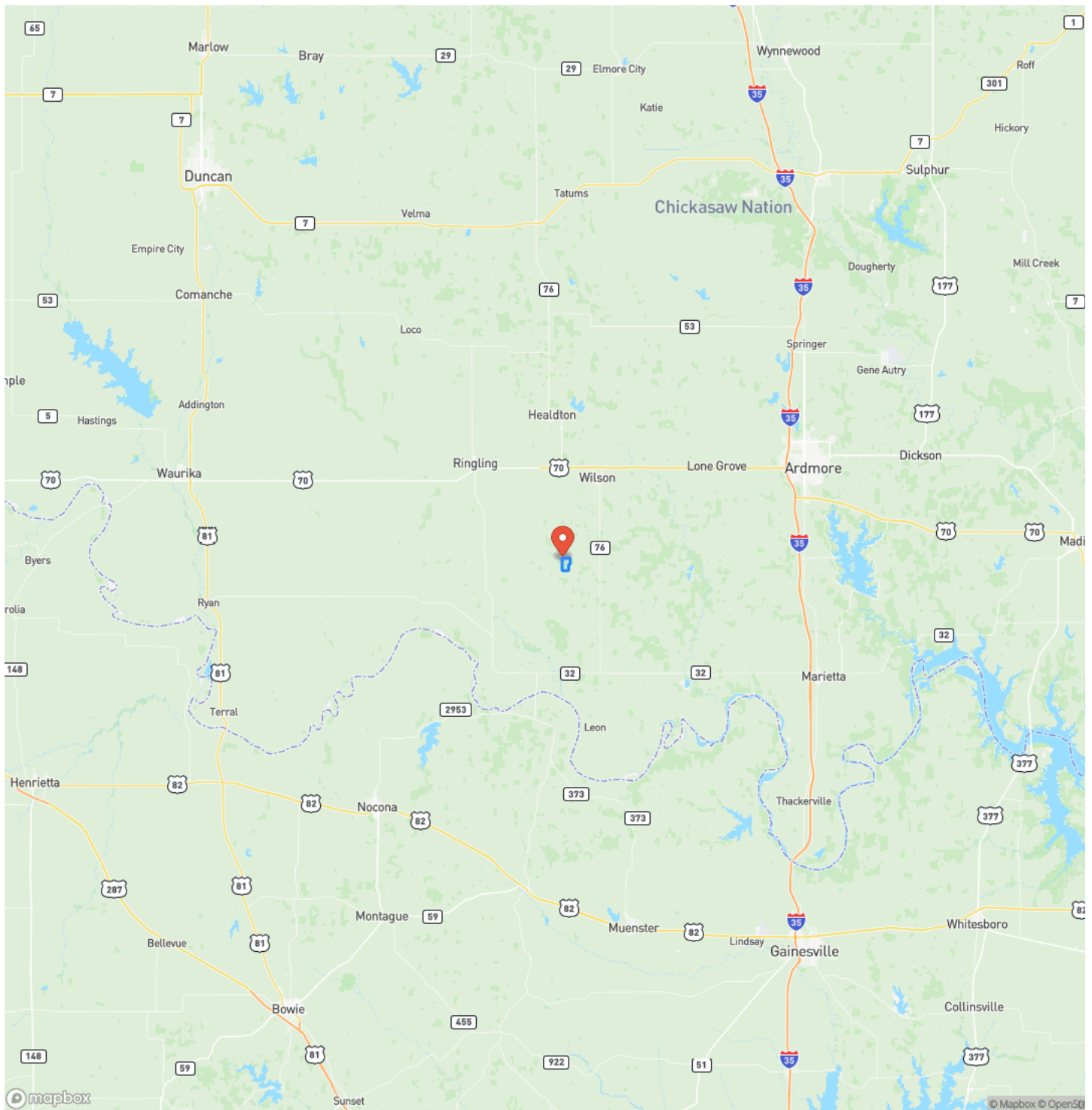
Simon Springs Ranch
Wilson, OK / Love County



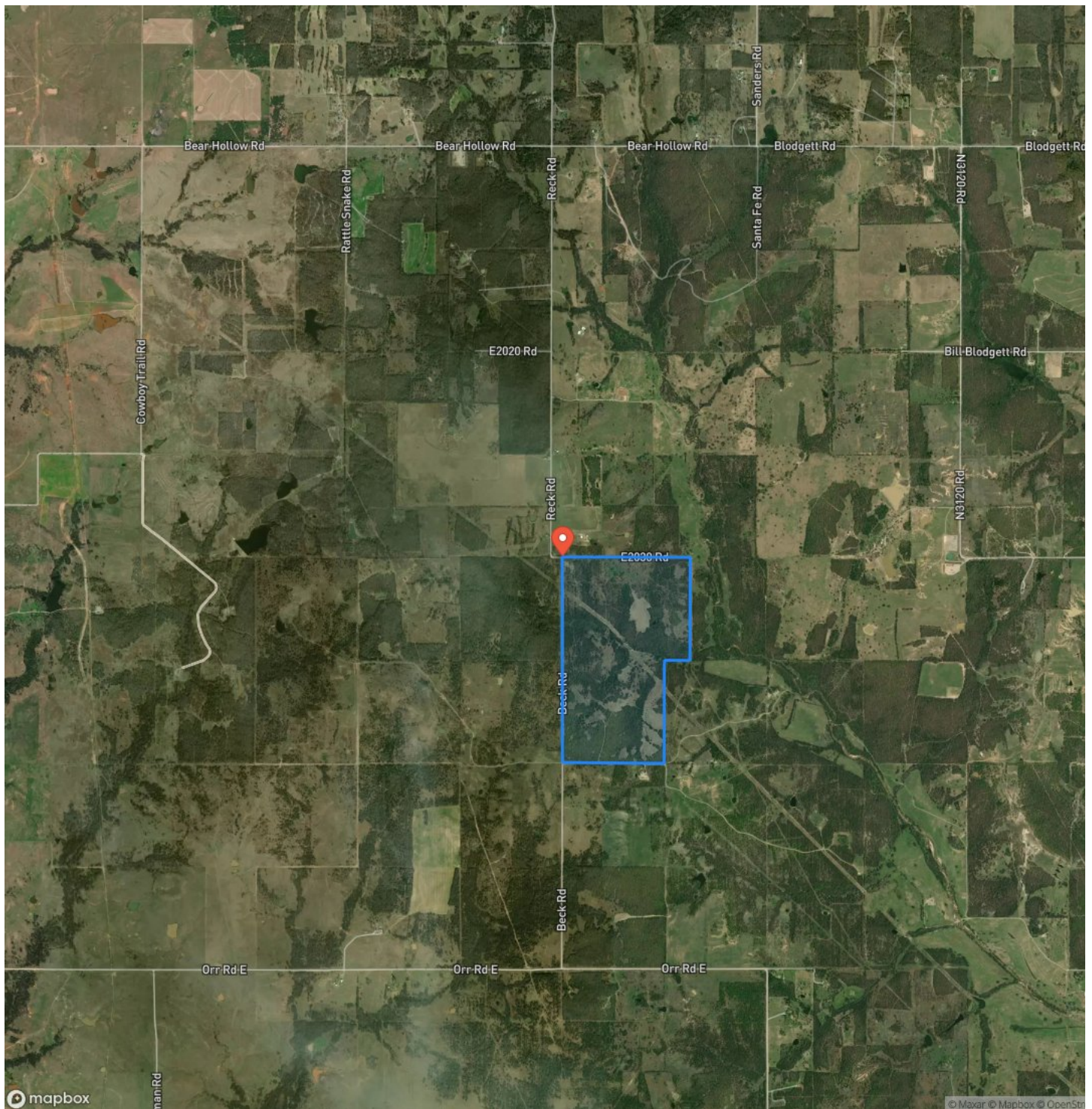
Locator Map



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

[illegible]

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

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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