

Wilson Creek Ranch
21797 Durwood Road
Madill, OK 73446

\$4,537,500
1,210± Acres
Marshall County



Wilson Creek Ranch
Madill, OK / Marshall County

SUMMARY

Address

21797 Durwood Road

City, State Zip

Madill, OK 73446

County

Marshall County

Type

Farms, Ranches, Hunting Land, Recreational Land,
Residential Property

Latitude / Longitude

34.137 / -96.9511

Dwelling Square Feet

2376

Bedrooms / Bathrooms

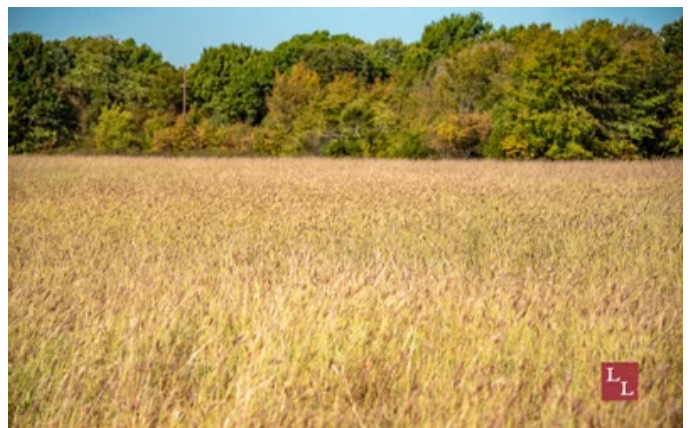
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Acreage

1,210

Price

\$4,537,500



PROPERTY DESCRIPTION

Wilson Creek Ranch is one of the most diverse ranches that has been on the market in South Central Oklahoma in many years. With nearly 200' of elevation change from tall limestone ridge-tops down oak laden canyons into big hardwood bottom. There is an older two-story ranch cabin perched atop a scenic overlook with 270 degree views to East, South and West, as well as a newly remodeled foreman's home and large barn near the front gate. There are many small ponds scattered across the ranch, but the real water potential is in the lake building sites found on the property. These range from just a normal pond in the 1-2 acre size, all the way up to the ability to construct a 10 to 25 acre large and deep lake. The potential lake sites are the upper tributary creeks which form into Wilson Creek, a direct tributary to Lake Texoma. This area near Lake Murray with many thousands of acres timber and cover on large landholdings is known for holding and producing exceptional whitetail deer.

Location:

- *Ardmore - 17 miles
- *Ardmore Executive Airport - 15 miles
- *Madill - 13 miles
- *Lake Murray - 9 miles
- *Texas State Line - 45 miles
- *DFW - 99 miles
- *Oklahoma City - 113 miles

Access:

- *One mile of county maintained road frontage, 3/4 on the East, 1/4 on the North side

Water:

- *Over 4 miles of seasonal creek drainages
- *Headwaters of Wilson Creek which is a direct tributary of Lake Texoma
- *Multiple lake building sites ranging from 5 to 25 acres in size
- *Nine small ponds

Utilities:

- *Two Water Wells
- *Two Electric Meters
- *Two Septic System

Climate:

- *Approximately +/-39 inches of annual precipitation



Minerals:

*Seller is open so selling his owned minerals, which are believed to be approximately 19% (Mineral Ownership Report being performed)

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Over 190' of elevation change from 800' to 990'
- *Beautiful and scenic views from high ridge tops overlooking the Wilson Creek valleys
- *Flat, fertile hayfields ideal for grazing cattle, cutting hay or planting large wildlife food plots
- *Steep limestone bluffs and ridges falling off into mature hardwood bottoms
- *Mature Sycamores lining the spring-fed canyons and hardwood draws
- *Hidden native Pecan bottoms found in secluded corners of the ranch
- *Thick Crosstimbers habitat with native grass, plum thickets and scattered cedars and hardwoods

Improvements:

- *Two Story Ranch House built in the late 1970's on the highest point overlooking the property
- *Newly remodeled Foreman's House
- *Large 40' x 50' metal barn with matching equipment sheds on each side and concrete slab
- *Very well-built roads and over 7 miles of trails
- *Pipe entrance with automatic gate
- *Fenced and crossfenced

Equipment:

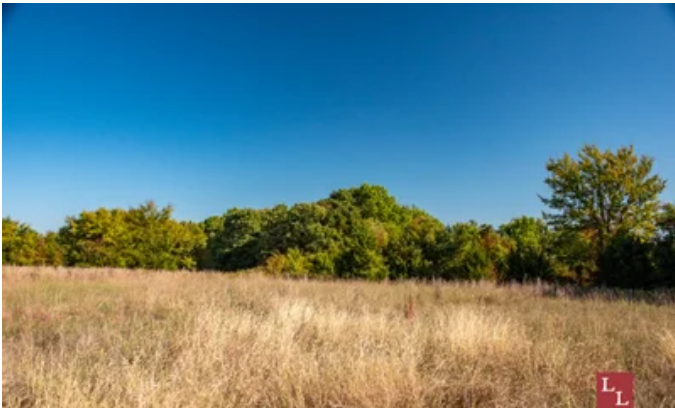
- *NA

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

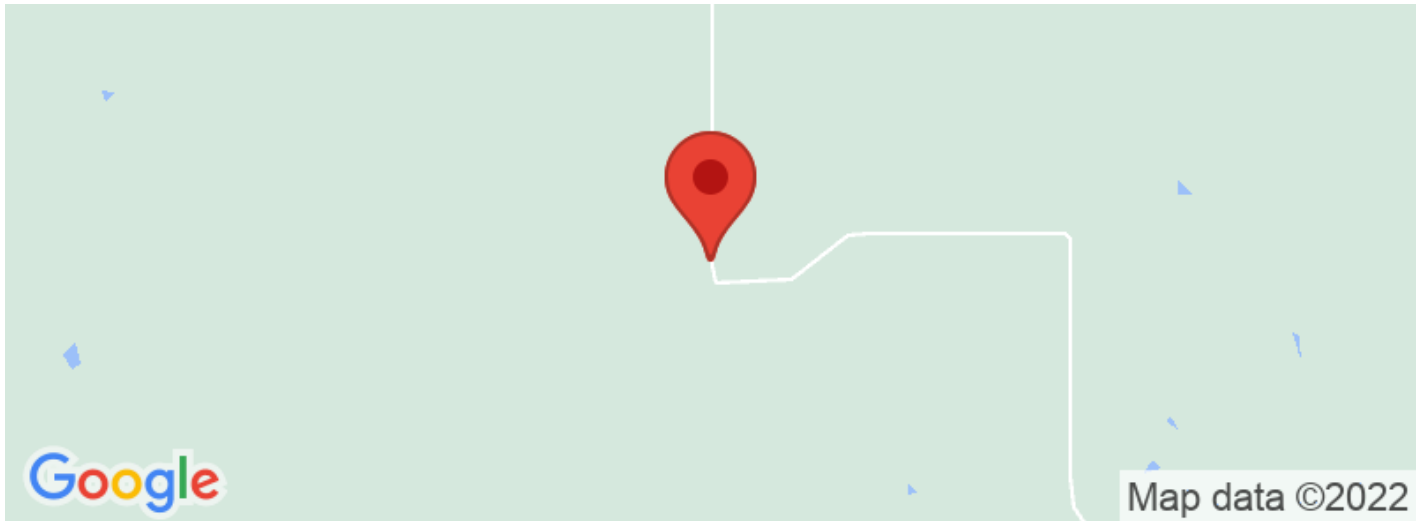
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Locator Maps



Aerial Maps



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

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

