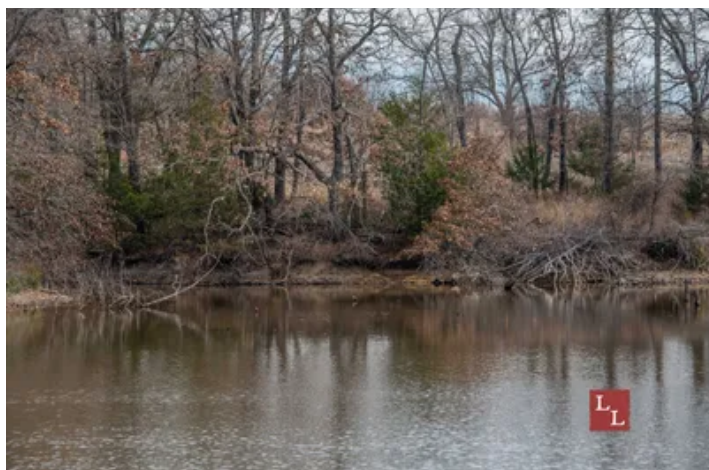


**Hoxbar Ranch Back 40**  
1 Hoxbar Road  
Ardmore, OK 73401

**\$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/>



## **Hoxbar Ranch Back 40**

### **Ardmore, OK / Carter County**

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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.*

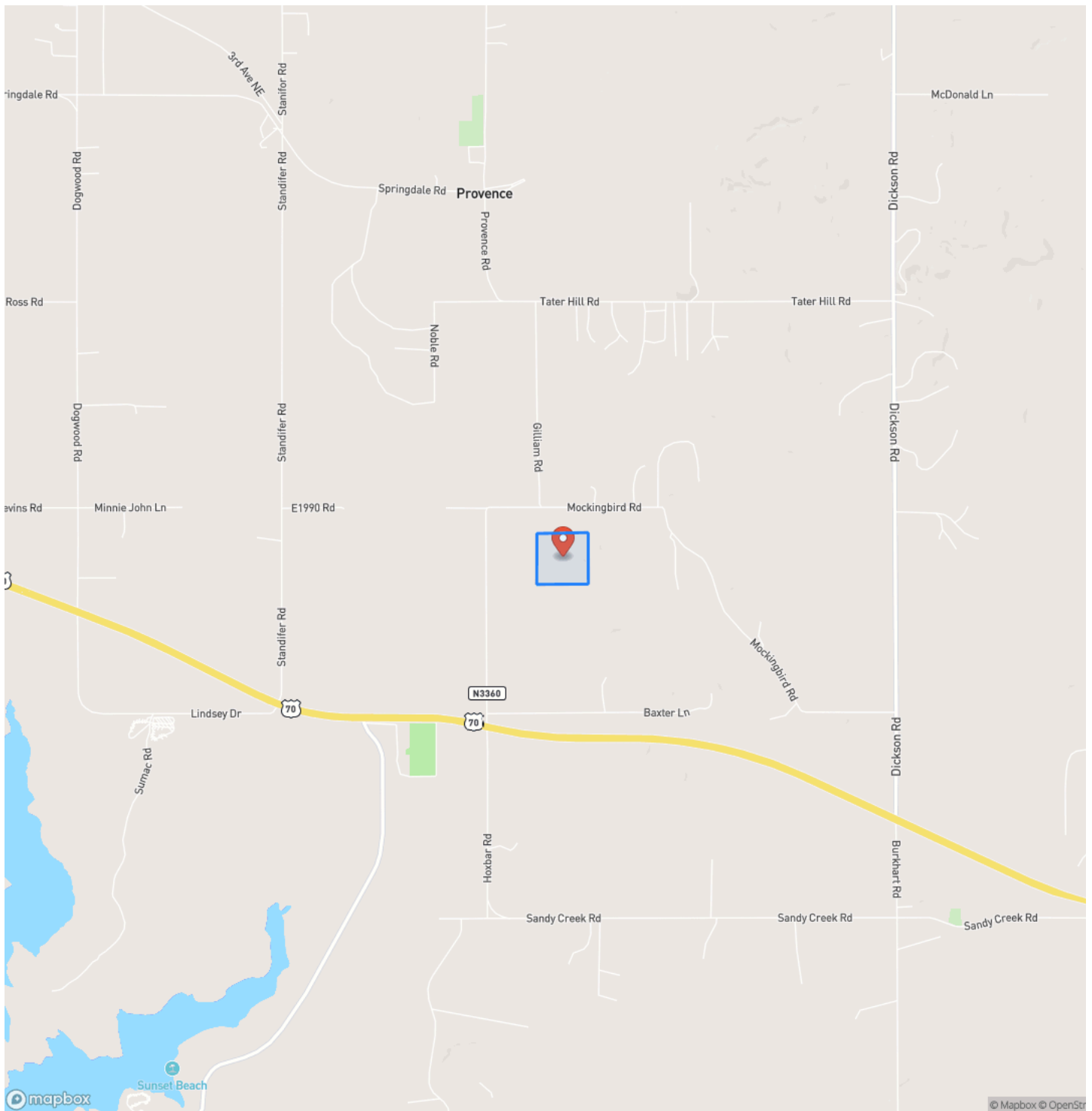




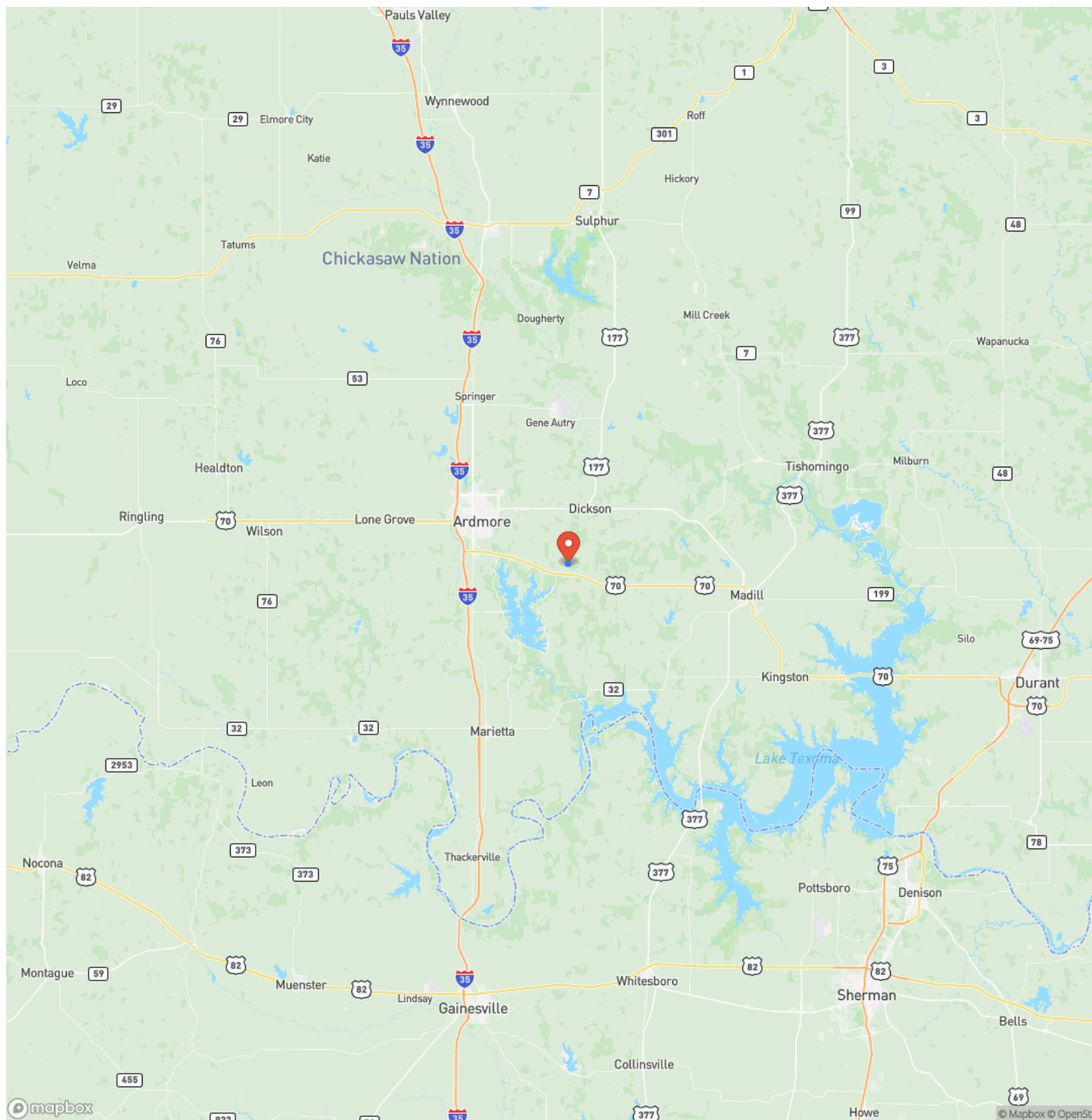
Hoxbar Ranch Back 40  
Ardmore, OK / Carter County



## Locator Map

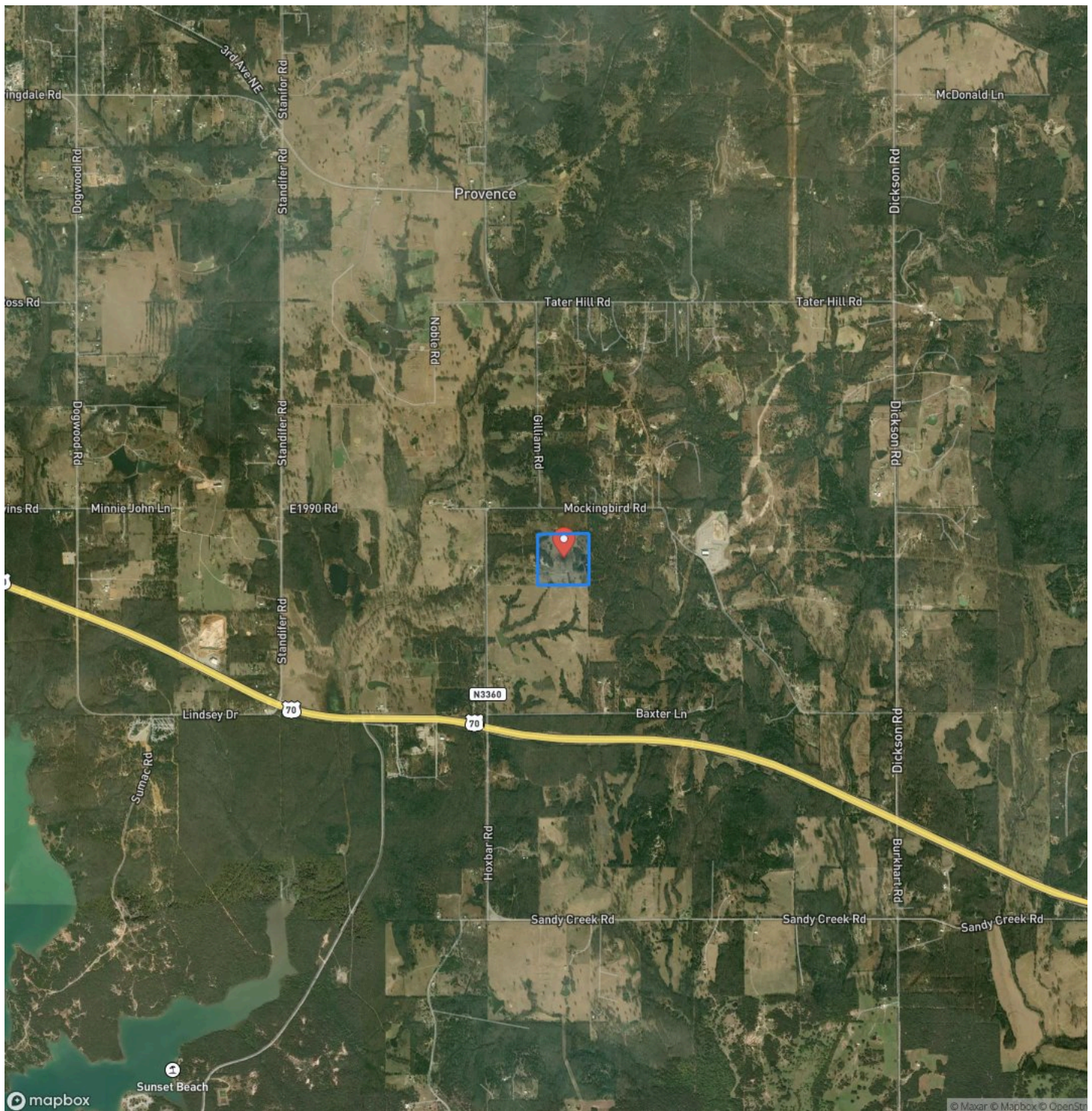


## Locator Map





## Satellite Map





**Hoxbar Ranch Back 40**  
**Ardmore, OK / Carter 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

Ardmore, OK 73401

## NOTES

[illegible]

**MORE INFO ONLINE:**

**http://legendary.land**

[illegible]

**http://legendary.land**



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

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