

**Mesquite Canyon North 320**  
Waurika, OK 73401

**\$944,000**  
320± Acres  
Jefferson County





**Mesquite Canyon North 320**  
**Waurika, OK / Jefferson County**

---

**SUMMARY**

**City, State Zip**

Waurika, OK 73401

**County**

Jefferson County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

34.1670371 / -97.997536

**Acreage**

320

**Price**

\$944,000



**Mesquite Canyon North 320**  
**Waurika, OK / Jefferson County**

---

**PROPERTY DESCRIPTION**

add description here \*\*\*Check EVERYTHING - type, town, county, latitude and longitude, acreage above!\*\*\*

Location:

- \*Oklahoma City - ?? miles
- \*DFW - ?? miles
- \*Local town - ?? miles

Access:

\*

Water:

\*  
\*  
\*

Utilities:

- \*Rural water or Water Well?
- \*Electric Meter or Availability?
- \*Septic System?

Climate:

- \*Approximately +/- inches of annual precipitation

Minerals:

- \*Surface Only

Wildlife:

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

Fishing:

- \*Bass



\*Bluegill

\*Catfish

Terrain:

\*

\*

\*

Improvements:

\*NA

Equipment:

\*NA

General Description:

add general description if needed

*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.





Mesquite Canyon North 320  
Waurika, OK / Jefferson County

---

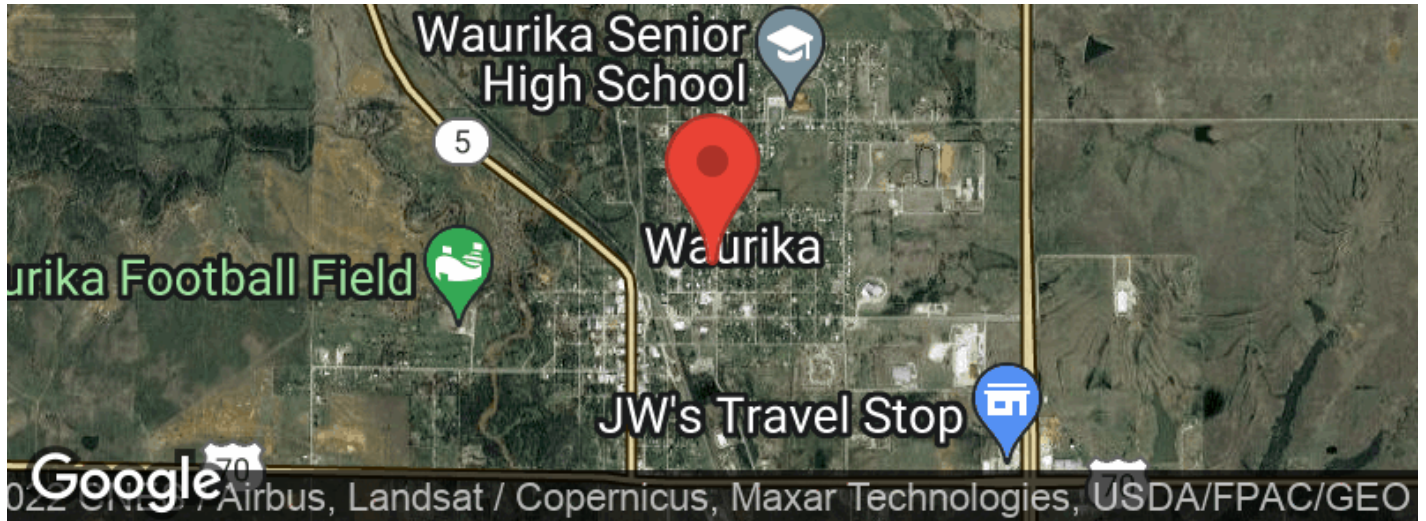


## Locator Maps





## Aerial Maps



Mesquite Canyon North 320  
Waurika, OK / Jefferson 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

---

---

---

---

---

---

---





## NOTES

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.



---

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

---

