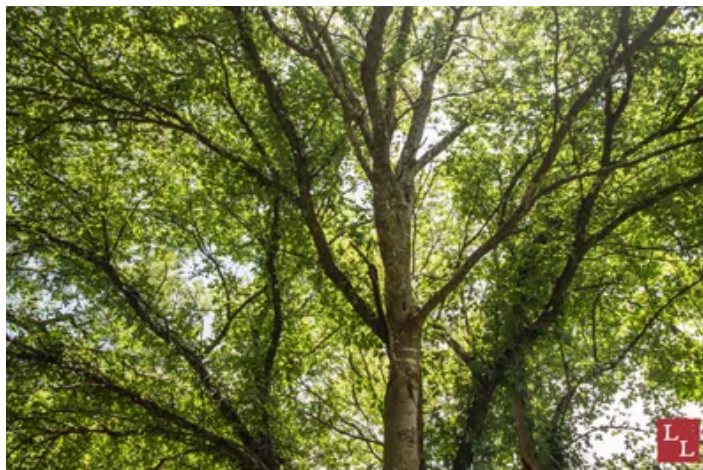
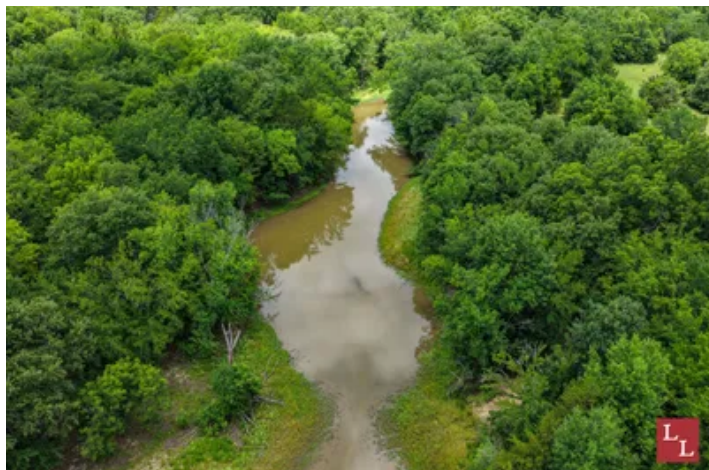


Love Valley Ranch
13464 Tucks Ferry Rd
Marietta, OK 73448

\$1,200,000
160± Acres
Love County



Love Valley Ranch
Marietta, OK / Love County

SUMMARY

Address

13464 Tucks Ferry Rd

City, State Zip

Marietta, OK 73448

County

Love County

Type

Hunting Land, Residential Property, Recreational Land, Ranches

Latitude / Longitude

33.876249 / -97.0395

Taxes (Annually)

\$2,466

Dwelling Square Feet

1,665

Bedrooms / Bathrooms

2 / 2

Acreage

160

Price

\$1,200,000

Property Website

<https://legendary.land/property/love-valley-ranch-love-oklahoma/98373/>



Love Valley Ranch

Marietta, OK / Love County

PROPERTY DESCRIPTION

This exceptional Southern Oklahoma property combines privacy, water, and turn-key improvements in a beautiful location just outside Marietta. It also has convenient access to Ardmore, WinStar World Casino, DFW, and Oklahoma City. Offering plenty of county road frontage, the land features a rare mix of upland and bottomland habitat highlighted by a large pond, multiple creek systems, and direct adjacency to Love Valley WMA which has access to the Red River-creating outstanding opportunities for hunting, fishing, and recreation both on and off the property. The diverse landscape includes mature oak timber, native grass pasture, secluded wildlife openings with Crosstimbers habitat, and an established food plot that support a healthy population of game species. Improvements are anchored by a fully remodeled brick home completed in 2023, featuring two bedrooms, two bathrooms, a spacious living area, and a full wrap-around porch, with utilities in place and most furnishings conveying. With surface ownership and reliable annual rainfall, this property is well suited as a full-time residence, weekend retreat, or legacy recreational holding.

Location:

- *Marietta - 10 miles
- *Lake Texoma boat ramp - 13 miles
- *Lake Murray boat ramp - 15 miles
- *WinStar Casino - 18 miles
- *Ardmore - 27 miles
- *DFW - 86 miles
- *Oklahoma City - 124 miles
- *Adjoining State Wildlife Management Area

Access:

- *1/2 mile of county road frontage

Water:

- *1.5 acre pond
 - *3/10 of a mile of frontage along Corcoran Creek
 - *Seasonal creek
 - *Adjoining Love Valley WMA / Red River access
- (<https://www.wildlifedepartment.com/hunting/wma/southeast/love-valley-wma>)

Utilities:

- *Water Well
- *Electric Meter
- *Septic System

Climate:

- *Approximately +/- 39 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass



*Bluegill
*Catfish

Terrain:

*Topography ranging from 640' to 720'
*Property is roughly 60% wooded and 40% open
*Mature Oak forest
*40 acre native grass pasture
*Other small and secluded wildlife openings
*2 acre planted food plot
*Both upland habitat and bottomland habitat along two creek systems

Improvements:

*1,665 sqft house completely remodeled in 2023
*Brick home containing 2 bedrooms and 2 bathrooms
*Full kitchen, large living room, bar area, large mud/laundry room
*Complete perimeter, wrap-around porch
*All appliances and most furniture will stay with the house

Equipment:

*NA

Other:

*This property is across the road from Love Valley WMA which encompasses over 7,700 acres of managed public hunting and fishing land along the Red River prior to entering Lake Texoma. This WMA features exceptional deer, turkey and hog hunting, along with hundreds of acres of bottomland flooded timber slough along the river which can be world-class duck hunting. Both Lake Texoma and Lake Murray are within a short driving distance and provide a great opportunity for fishing and recreational boating.

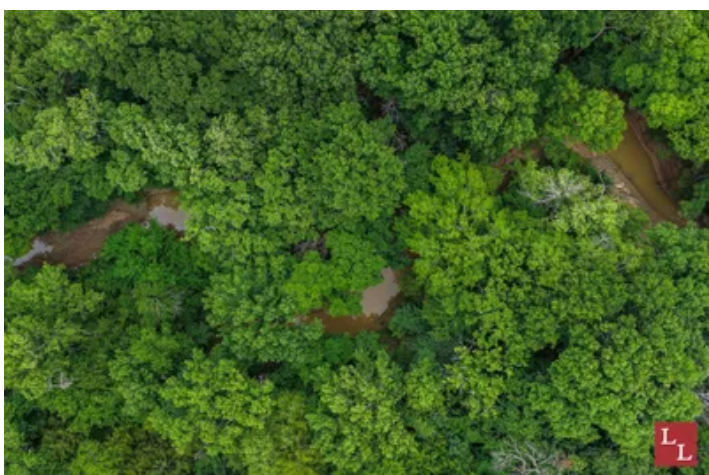
If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

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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.



Love Valley Ranch
Marietta, 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

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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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