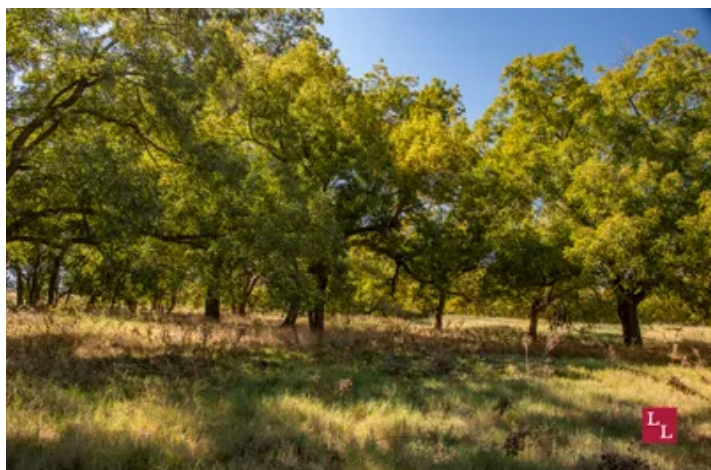


Clear Creek Ranch
35023 Porter Rd
Ringling, OK 73456

\$2,100,000
393± Acres
Jefferson County



Clear Creek Ranch
Ringling, OK / Jefferson County

SUMMARY

Address

35023 Porter Rd

City, State Zip

Ringling, OK 73456

County

Jefferson County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.056699 / -97.561039

Dwelling Square Feet

2376

Bedrooms / Bathrooms

3 / 2

Acreage

393

Price

\$2,100,000

Property Website

<https://legendary.land/property/clear-creek-ranch-jefferson-oklahoma/24496/>



Clear Creek Ranch

Ringling, OK / Jefferson County

PROPERTY DESCRIPTION

Clear Creek Ranch in western Love County is in ideal combination property offering fertile cattle and hay pastures and native pecan bottoms mixed with hardwood timber which makes this also an outstanding hunting property. Creek bottoms in Love and Jefferson County are widely known for producing big whitetail deer and healthy flocks of Rio Grande turkeys. The flat topography in the creek bottom has potential for building waterfowl impoundments amongst native pecan trees. There are two existing ranch houses on the property being sold AS-IS.

*This property can be split into the East 193 acres or West 200 acres

Location:

- *Ardmore - 33 miles
- *Marietta - 37 miles
- *Oklahoma City - 113 miles
- *DFW - 104 miles

Access:

- *1 and 1/8 mile of gravel County Road frontage

Water:

- *Six ponds
- *1 mile of seasonal Clear Creek
- *Duck impoundment potential

Utilities:

- *Electric Meter
- *Water well
- *Septic System

Climate:

- *Approximately +/- 35 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Class 2 & 3 sandy loam soils
- *Rolling, mixed grass pastures with bermuda and native grasses
- *Topography ranging from 790' to 850'
- *Post oak timber



- *Flat hay field
- *Native pecan bottoms

Improvements:

- *2,376 sf brick home built in 1988 - 3 bedrooms, 2 bathrooms (Sold in AS-IS condition)
- *1,342 sf brick home built in 1977 - 3 bedrooms, 2 bathrooms (Sold in AS-IS condition)
- *Miscellaneous outbuildings
- *Fenced

Equipment:

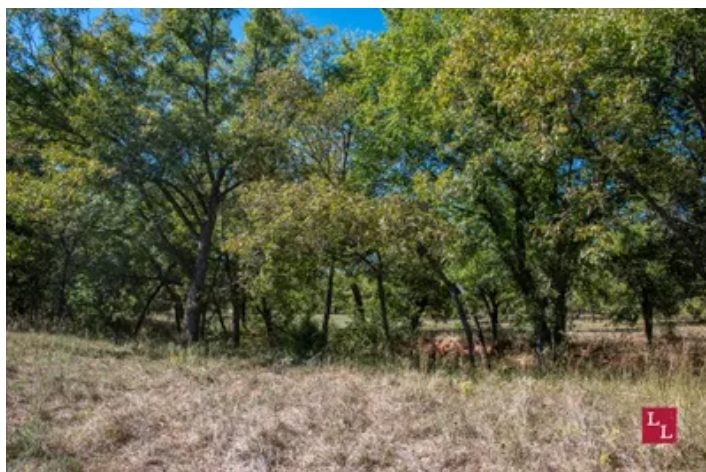
- *NA

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

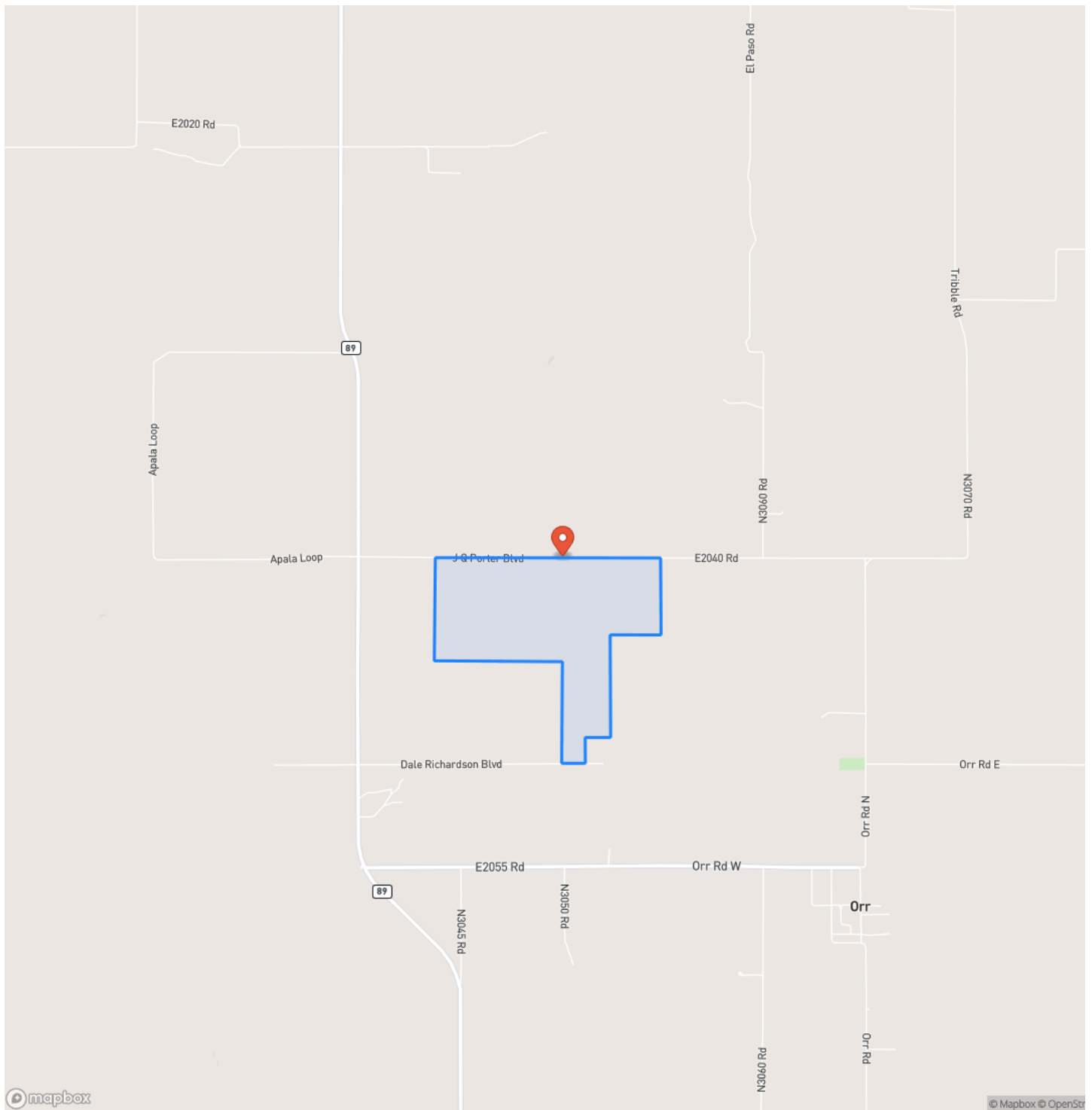
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Legendary Land Company.



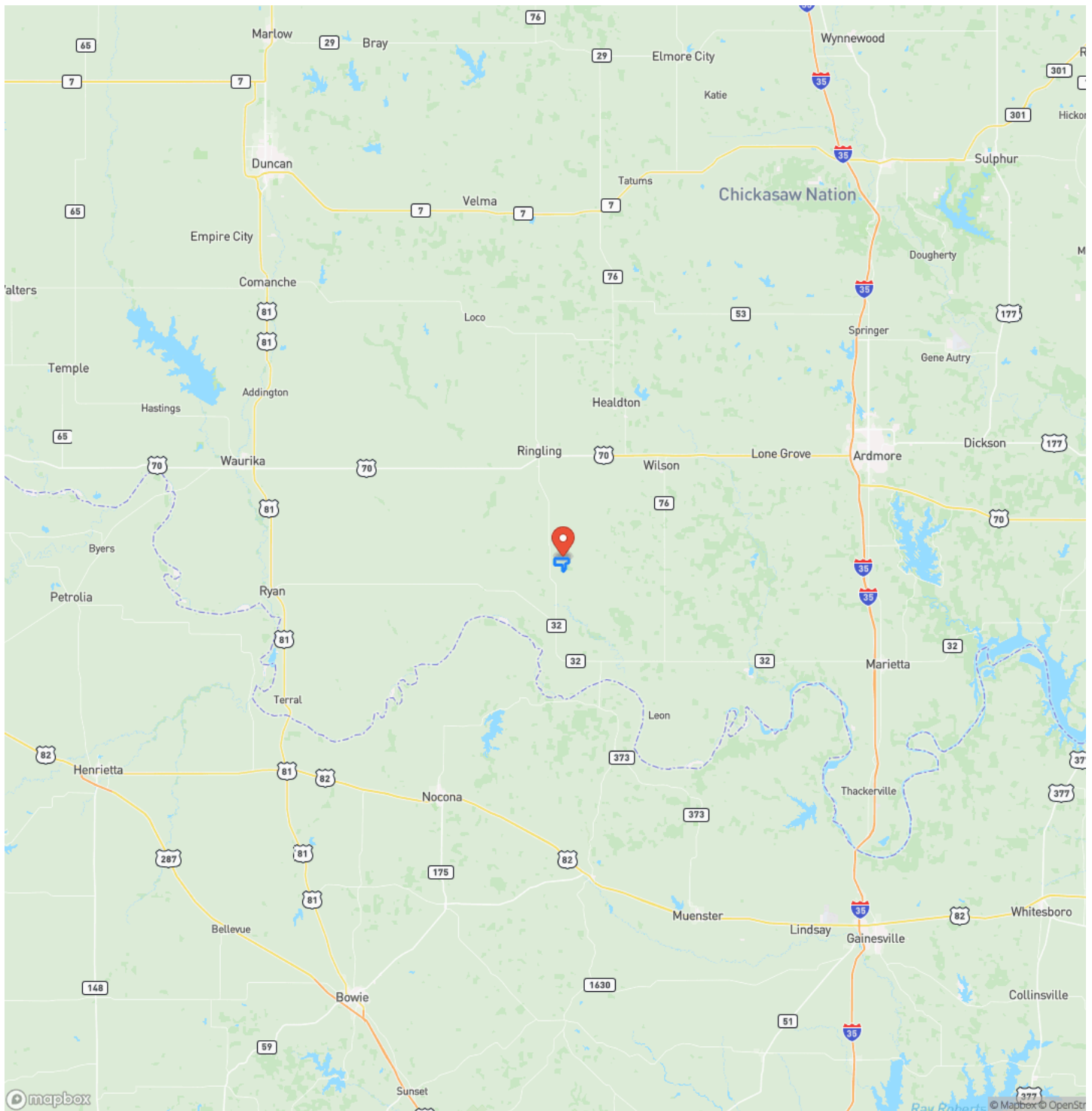
Clear Creek Ranch
Ringling, OK / Jefferson County



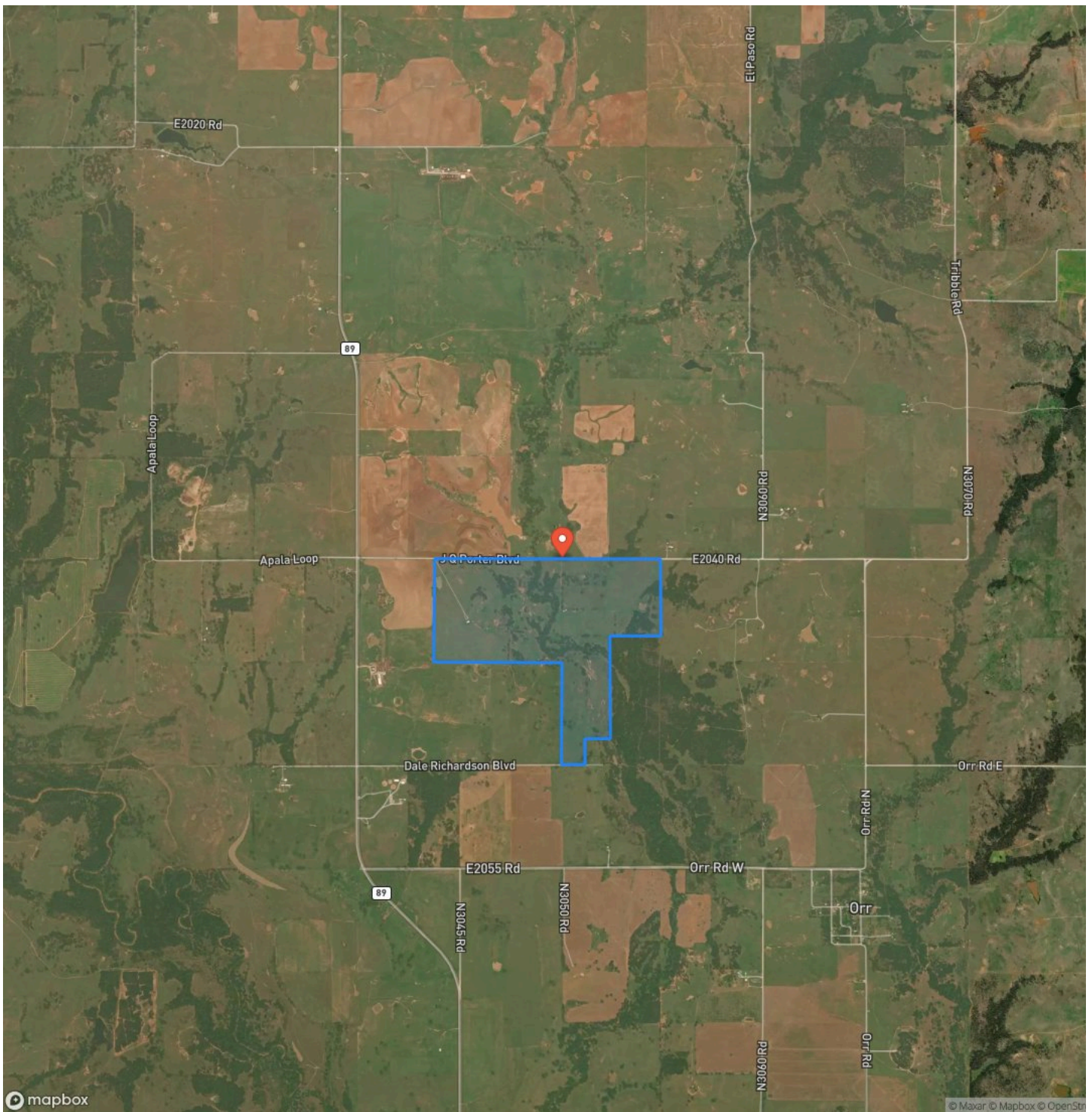
Locator Map



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

NOTES

[illegible]

This image shows a single 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.



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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