

Sandy Lake Ranch
Filmore Road
Coleman, OK 73432

\$899,000
161± Acres
Johnston County



Sandy Lake Ranch
Coleman, OK / Johnston County

SUMMARY

Address

Filmore Road

City, State Zip

Coleman, OK 73432

County

Johnston County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.263294 / -96.496308

Taxes (Annually)

\$281

Acreage

161

Price

\$899,000

Property Website

<https://legendary.land/property/sandy-lake-ranch-johnston-oklahoma/104347/>



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PROPERTY DESCRIPTION

The Sandy Lake Ranch is a beautiful 161 acre property situated near Tishomingo, Blue River and Lake Texoma. This tract has 1/2 mile of county road frontage just off Hwy 48A and features managed hayfields, productive cattle pasture and mature oak timber. This ranch is centered around a rare, eight acre lake which provides exceptional bass fishing and waterfowl hunting. This property is an excellent combination property with both agricultural and recreational qualities, and would be an amazing place to build a home.

Location:

- *Blue River - 10 miles
- *Tishomingo - 12 miles
- *Durant - 25 miles
- *DFW - 100 miles
- *Oklahoma City - 127 miles

Access:

- *1/2 mile of county road frontage

Water:

- *8 acre bass lake
- *Two ponds
- *Seasonal creek drainages

Utilities:

- *Water Well - serviced in 2023 with new pressure tank, pipes and fittings installed
- *Electric Meter
- *Rural water available

Climate:

- *Approximately +/-39 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Mostly flat to gently rolling terrain
- *Elevation ranging from 720' to 760'
- *Fertile sandy loam soils
- *65 acres of hay fields
- *Balance of the acreage in mature oak timber and scattered savannah habitat
- *Nearly flat, 1/2 mile long hayfield could be used as grass runway for small planes
- *Unique abandoned Choctaw Railroad bed from the 1800's which traverses through the property



Improvements:

- *Redneck Tower Blind
- *Metal Barn
- *Cattle Pens
- *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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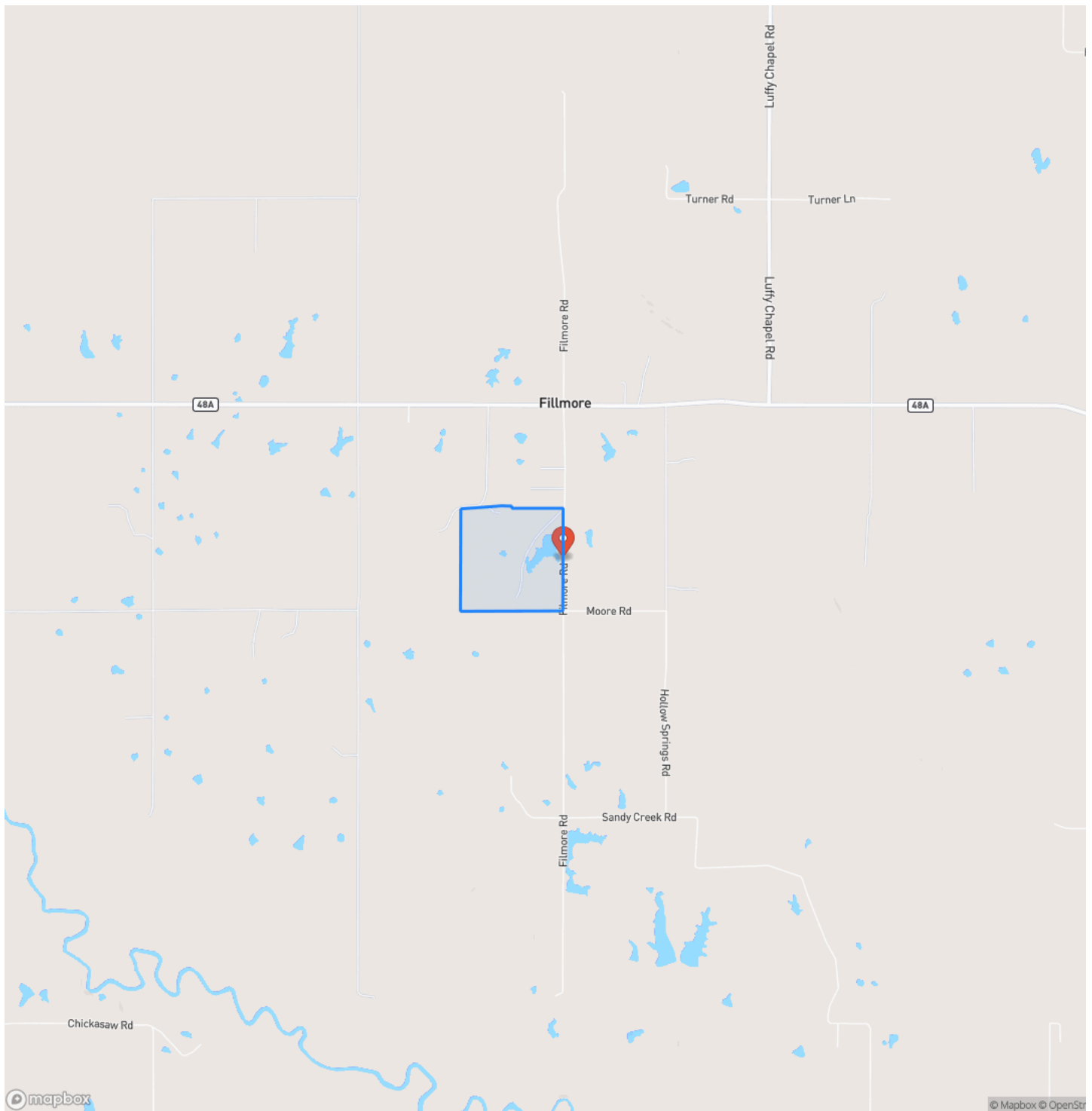
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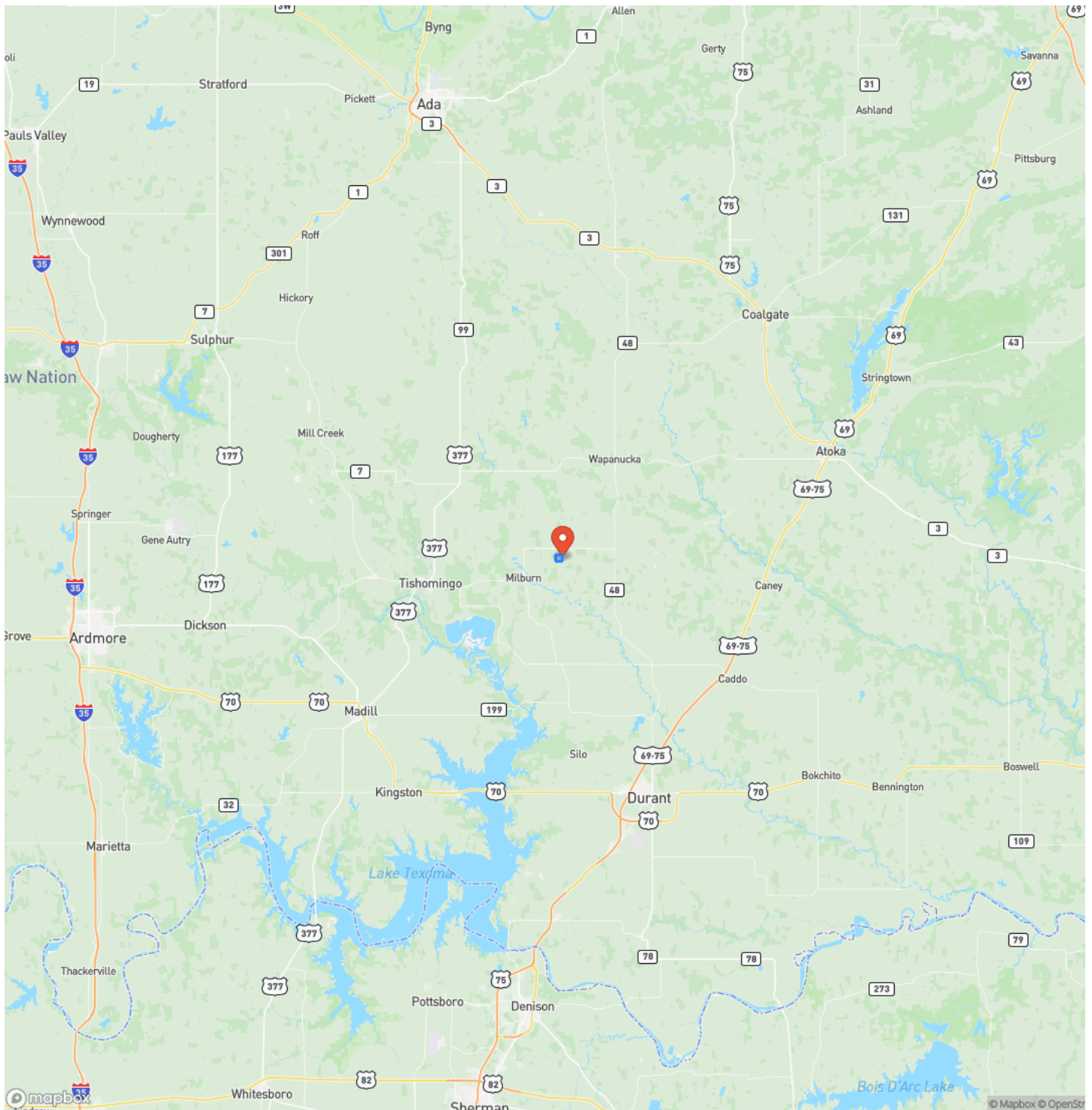
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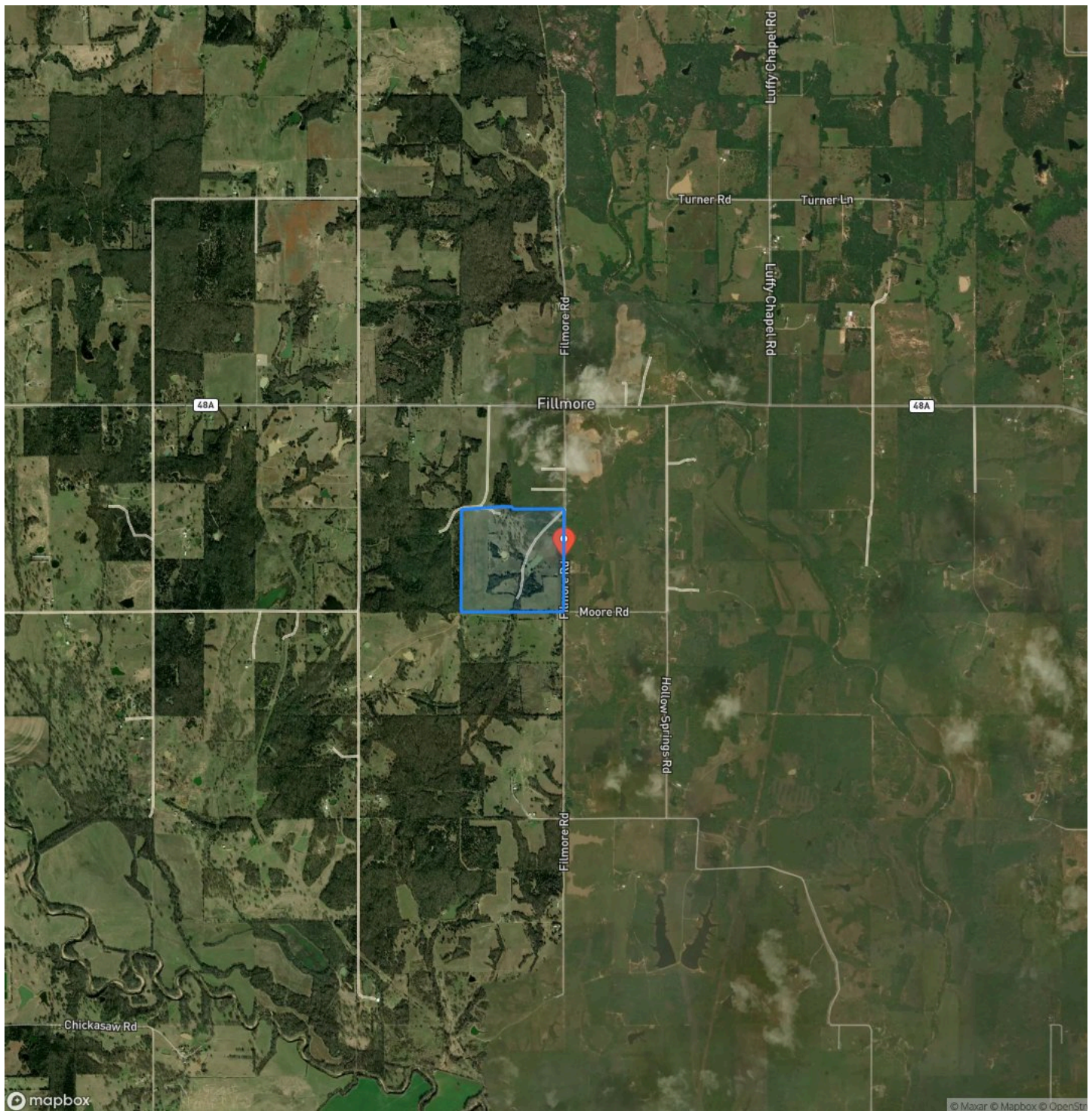
Locator Map



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

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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.



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

