

Gladney Development
Gladney Lake Road / E 2240 RD
Thackerville, OK 73459

\$972,000
54.54± Acres
Love County



Gladney Development
Thackerville, OK / Love County

SUMMARY

Address

Gladney Lake Road / E 2240 RD

City, State Zip

Thackerville, OK 73459

County

Love County

Type

Undeveloped Land, Business Opportunity, Lot, Commercial,
Recreational Land

Latitude / Longitude

33.766181 / -97.14934

Acreage

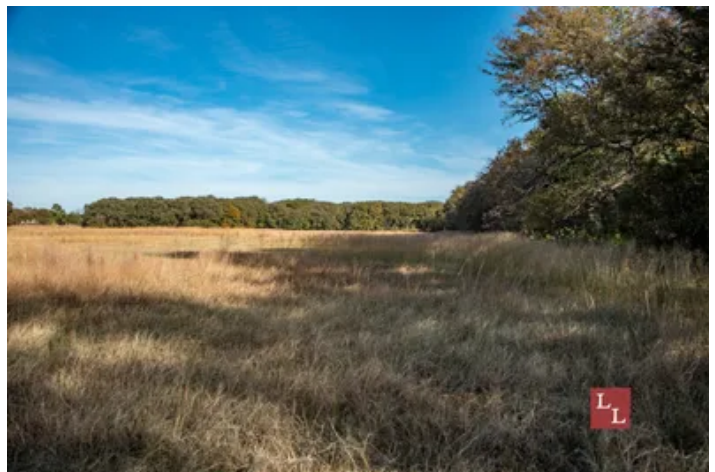
54.54

Price

\$972,000

Property Website

<https://legendary.land/property/gladney-development/love/oklahoma/94105/>



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PROPERTY DESCRIPTION

Gladney Development is an ideally located raw land tract in southern Love County near Winstar World Casino. The property features fertile sandy loam soils with bermudagrass pastures along with mature post oak forest. This property is uniquely situated near I-35 and only an hour North of the DFW metroplex making it ripe for future development and an excellent long-term asset.

*The Seller owns approximately 308 acres and is willing to sell in multiple configurations, ranging from 8 acres to 235 acres and several in between.

Location:

- *Winstar Casino - 2.5 miles
- *Thackerville - 3.5 miles
- *Texas Border on I-35 - 4.5 miles
- *DFW - 58 miles
- *Oklahoma City - 125 miles

Access:

- *1/2 of a mile of county road frontage on paved Gladney Lake Road

Utilities:

- *Rural water availability along county road
- *Electric availability along county road

Climate:

- *Approximately +/- 39 inches of annual precipitation

Minerals:

- *4/5th of the oil/gas minerals available depending on the offer

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Dove

Terrain:

- *Gently rolling, mostly flat terrain
- *Sandy loam soils
- *Fertile, bermuda grass pastures

Improvements:

- *NA

Equipment:

- *NA

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

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Locator Map



Locator Map



Satellite Map



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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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