

Saddler Bend Ranch
26653 Lake Road
Burneyville, OK 73430

\$6,695,000
1,030± Acres
Love County



Saddler Bend Ranch
Burneyville, OK / Love County

SUMMARY

Address

26653 Lake Road null

City, State Zip

Burneyville, OK 73430

County

Love County

Type

Hunting Land, Ranches, Undeveloped Land, Riverfront,
Recreational Land

Latitude / Longitude

33.842057 / -97.398522

Dwelling Square Feet

1,100

Bedrooms / Bathrooms

2 / 1

Acreage

1,030

Price

\$6,695,000

Property Website

<https://legendary.land/property/saddler-bend-ranch/love/oklahoma/105198/>



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PROPERTY DESCRIPTION

Saddler Bend Ranch is a unique Red River property with Post Oak Savannah, natural and improved duck hunting wetlands, fertile cattle pastures and native pecan groves. Love County has quickly become known as a big buck destination, and large parcels along the Red River are very hard to come by. This specific bend of the Red River is also known for quality waterfowl hunting, specifically mallards, as there are still productive peanut and corn fields, coupled with the river and natural sloughs scattered throughout the area. Do not pass up an opportunity on this turn-key recreational ranch.

Location:

- *Marietta - 23 miles
- *Winstar World Casino- 35 miles
- *DFW - 90 miles
- *Oklahoma City - 135 miles

Access:

- *Frontage on two gravel county roads - Lake Road & River Road

Water:

- *3/4 mile of Red River frontage
- *Natural and professionally designed wetlands - over 50 surface acres
- *Approximately 183 acres enrolled in the Wetlands Reserve Program
- *High water table
- *Multiple water wells for flooding the duck impoundments
- *Underground piping from water wells to impoundments
- *Several small ponds

Utilities:

- *Water Wells
- *Electric Meters
- *Septic System

Climate:

- *Approximately +/- 37 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Catfish
- *Gar
- *Striper

Terrain:

- *Elevation ranging from 690' to 780'
- *Upland rolling rangeland



- *Natural duck sloughs and developed waterfowl units
- *Oaks, Elms, Pecan timber
- *Sandy and Sandy Loam soils
- *Native grass and Crosstimbers habitat
- *Approximately 600 acres of grazing pasture
- *Manicured Native Pecan Groves
- *Intermixed timber and openings - ideal for food plots
- *Miles of maintained trails
- *Food plots planted annually
- *Sand dunes along the river which are ideal for offroading with UTV's
- *High capacity water wells which are plumbed underground to duck sloughs

Improvements:

- *Hunting Cabin - 2 bedrooms, 1 bathroom, 1,100 sf
- *Barns
- *Fish / Game cleaning station
- *Fenced and cross-fenced
- *Cattle Pens

Equipment:

- *Hunting Blinds, stands, feeders, etc

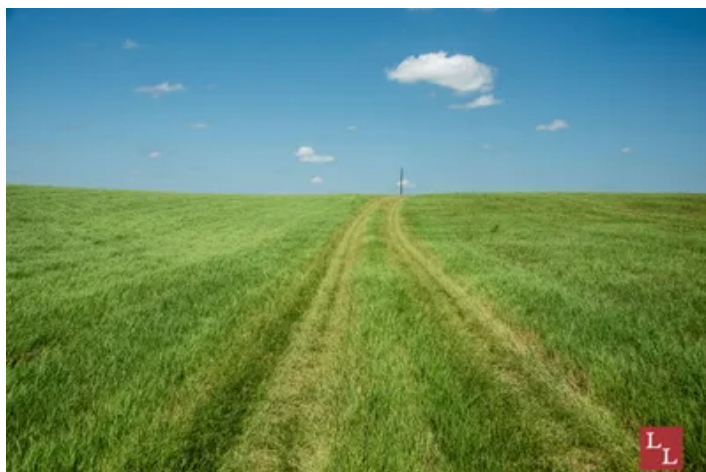
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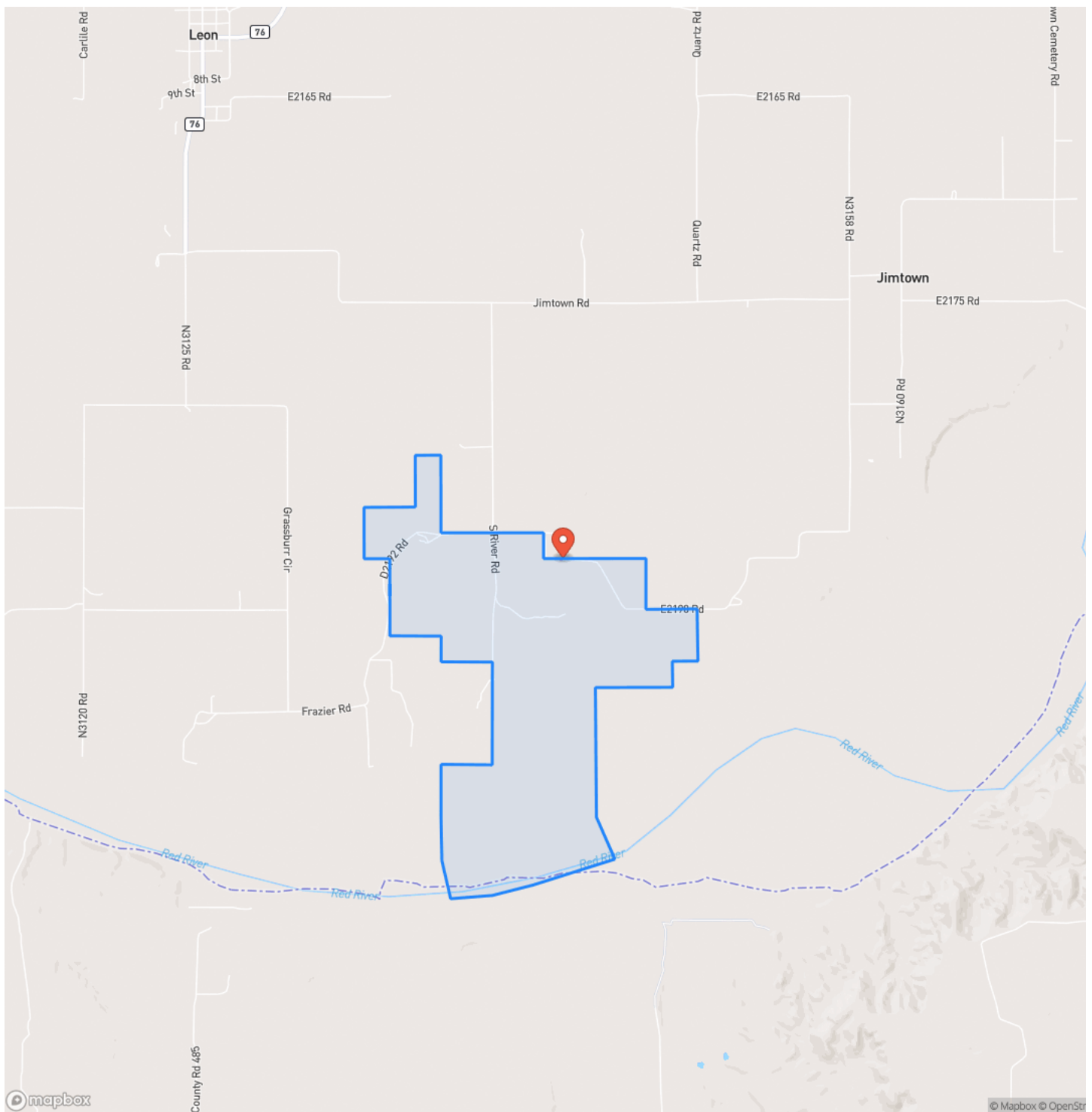
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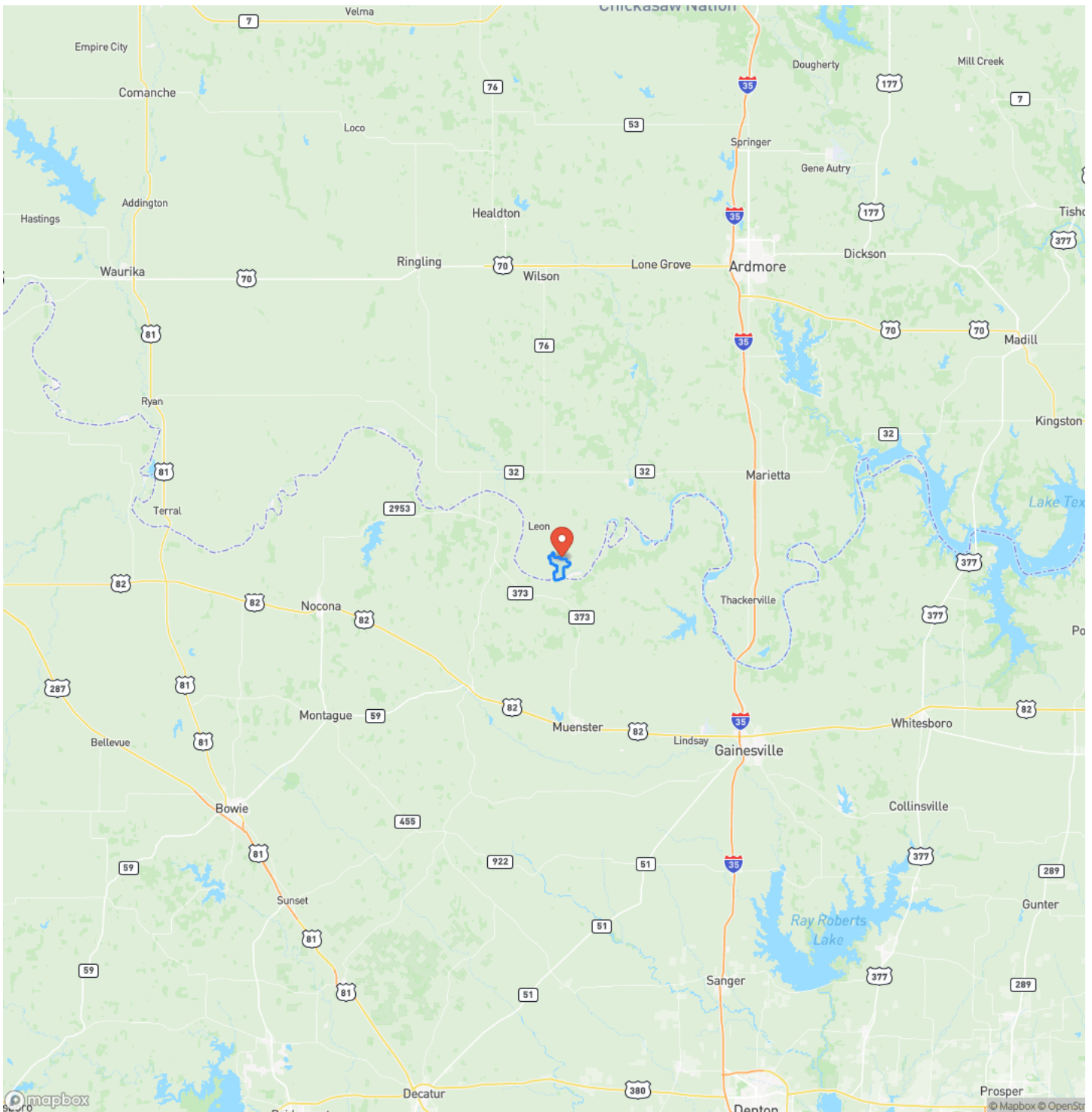
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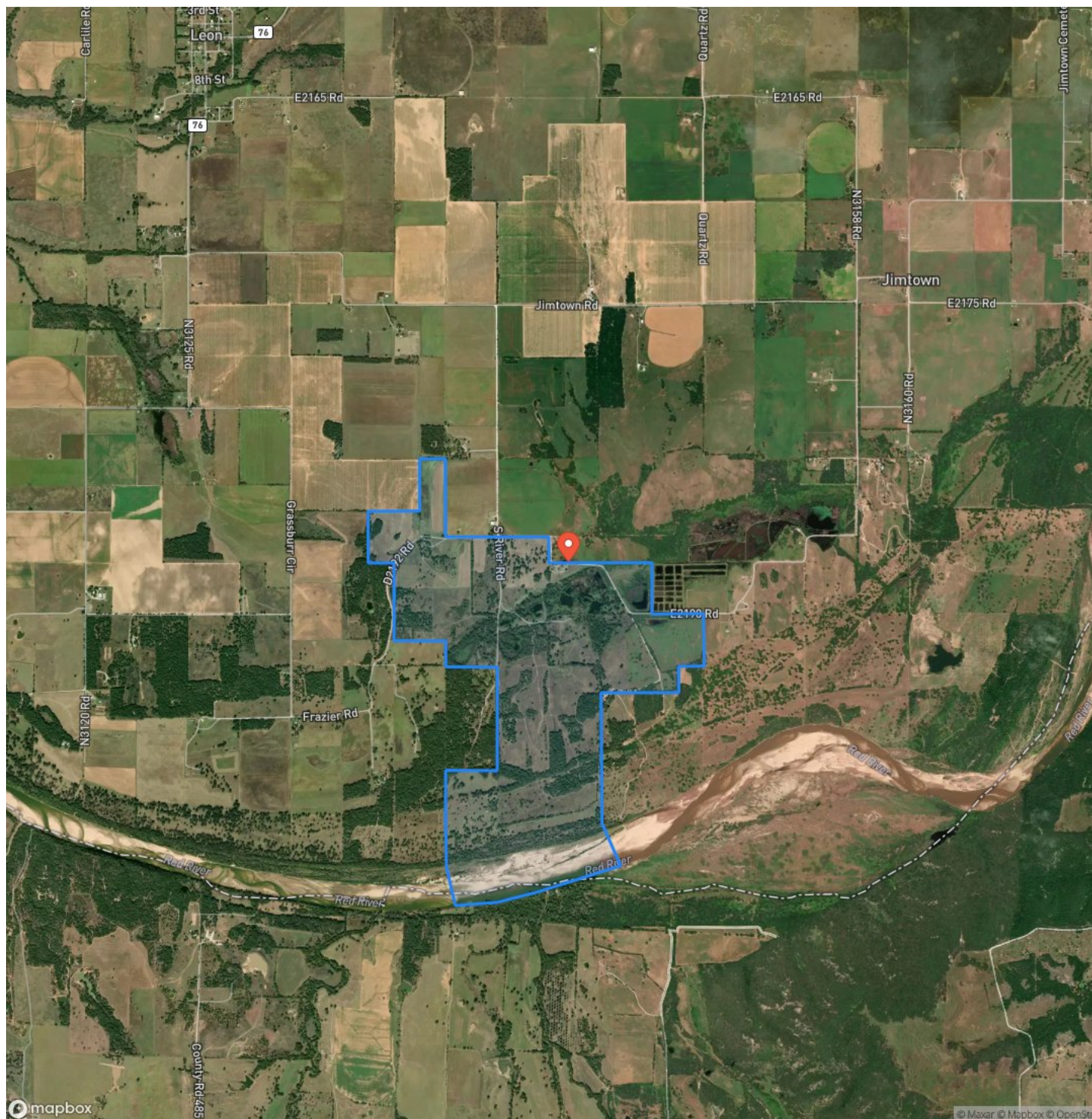
Locator Map



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

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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