

Union Valley Ranch
Union Valley Road
Terral, OK 73569

\$270,000
60± Acres
Jefferson County



Union Valley Ranch
Terral, OK / Jefferson County

SUMMARY

Address

Union Valley Road

City, State Zip

Terral, OK 73569

County

Jefferson County

Type

Undeveloped Land, Farms, Hunting Land, Recreational Land, Ranches

Latitude / Longitude

33.942114 / -97.89187

Acreage

60

Price

\$270,000

Property Website

<https://legendary.land/property/union-valley-ranch-jefferson-oklahoma/86857/>



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PROPERTY DESCRIPTION

The Union Valley Ranch is productive combination ranch with both farm fields and thick oak timber. This is a unique small acreage located amongst large ranches in Southern Jefferson County. This ranch would make an ideal location to build a rural home, while having fertile soils for winter pasture and excellent hunting. There have been some really big deer taken from this region and the dove and quail hunting can be exceptional when the conditions are right.

Location:

- *Terral, OK - 6 miles
- *Texas State Line on Hwy 81 - 7 miles
- *Ringold, TX - 12 miles
- *DFW - 100 miles
- *Oklahoma City - 125 miles

Access:

- *7/8 mile of County Road frontage

Utilities:

- *Water Wells readily attainable in the area
- *Electricity available along the road frontage

Climate:

- *Approximately +/- 35 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *NA

Terrain:

- *Mostly flat terrain
- *Class 3 Sandy Loam soils
- *50 acres of cultivated winter wheat fields
- *10 acres of mature Post Oak forest
- *Scattered large native Pecan trees
- *Excellent deer and bird hunting

Improvements:

- *NA

Equipment:

- *NA

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



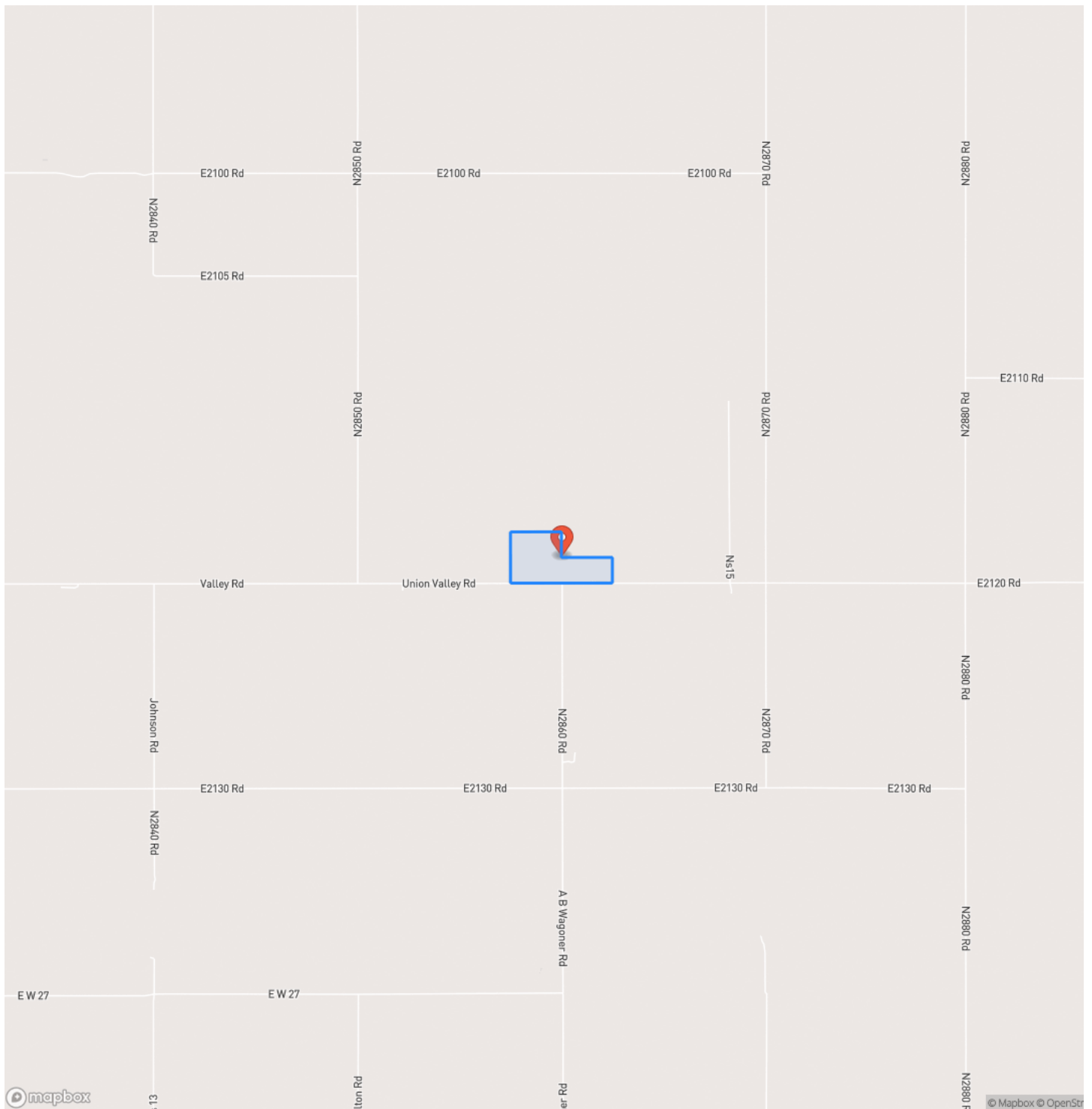
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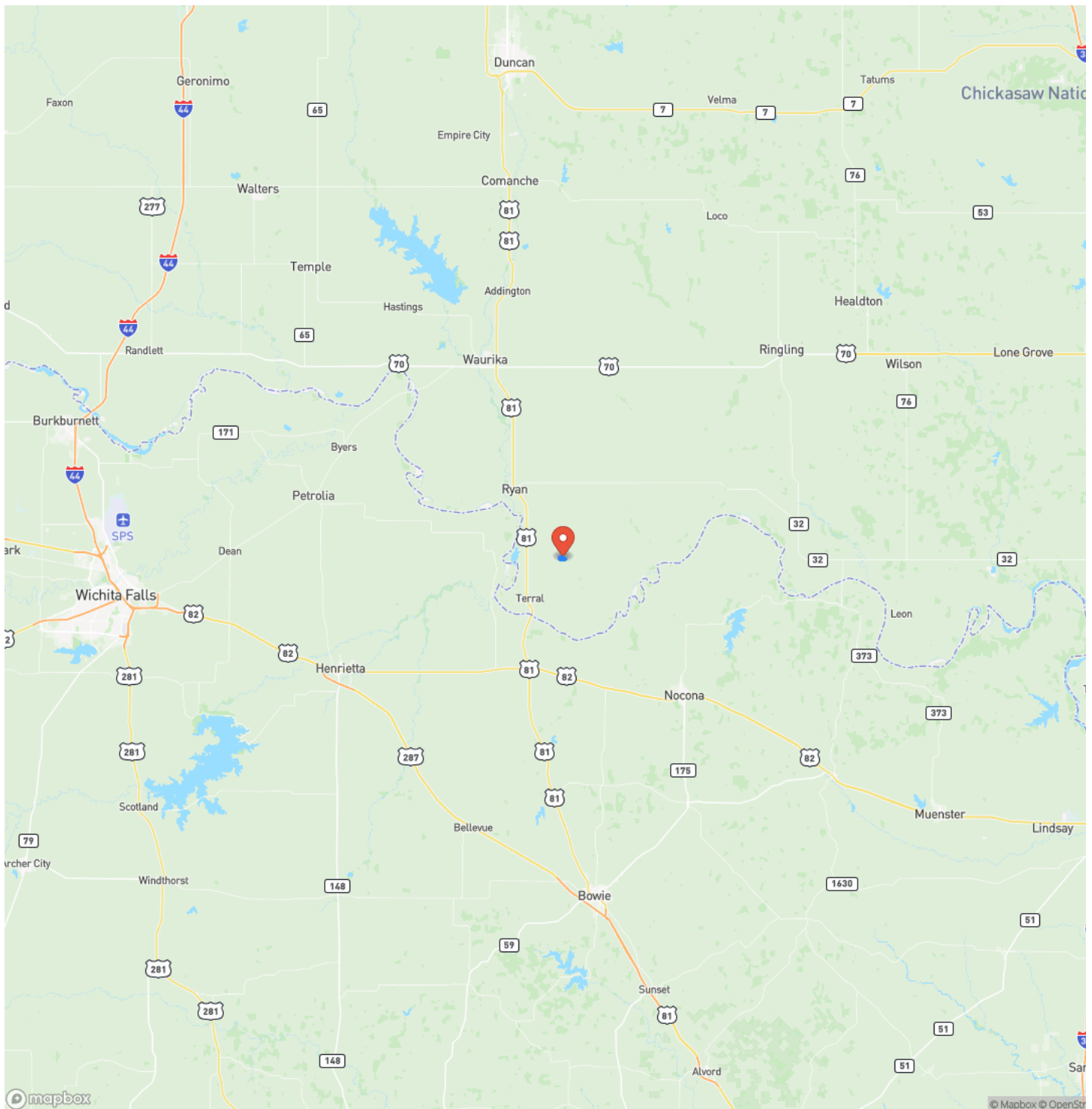
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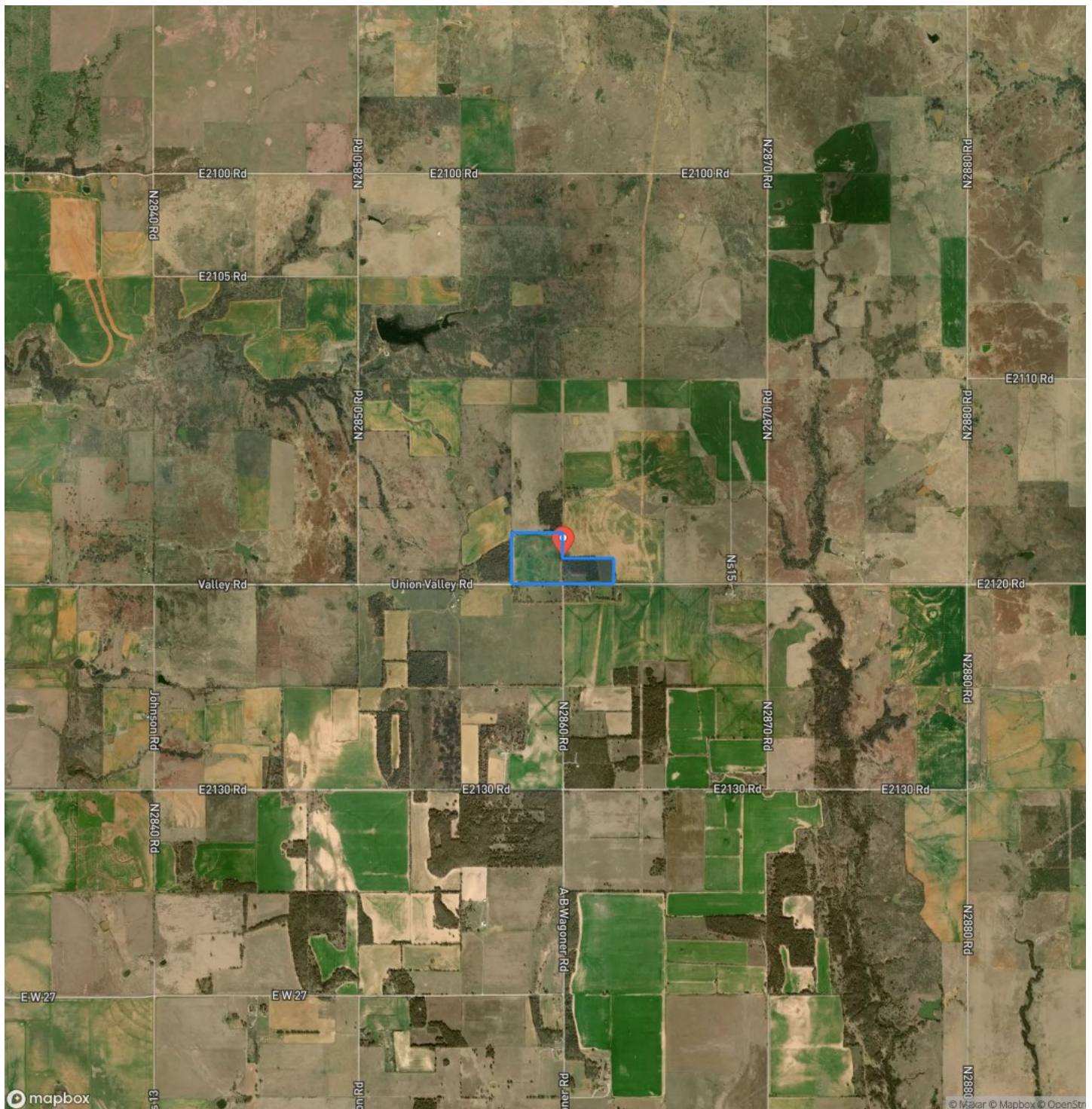
Locator Map



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

NOTES

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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

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