

Rolling Oaks Ranch
N Mclean Rd
Durant, OK 74701

\$1,392,000
160± Acres
Bryan County



Rolling Oaks Ranch
Durant, OK / Bryan County

SUMMARY

Address

N Mclean Rd

City, State Zip

Durant, OK 74701

County

Bryan County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.012146 / -96.355503

Acreage

160

Price

\$1,392,000

Property Website

<https://legendary.land/property/rolling-oaks-ranch-bryan-oklahoma/24500/>



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PROPERTY DESCRIPTION

Rolling Oaks Ranch is an scenic yet accessible hunting property located on the outskirts of Durant, OK, offering unparalleled development potential in a rapidly expanding city.

Location:

- *Durant, OK city limits - 1 mile
- *Downtown Durant - 2 miles
- *SOSU Campus - 2.7 miles
- *Intersection of Hwy 69 & Hwy 70 - 4.2 miles
- *Choctaw Casino - 6.7 miles
- *Lake Texoma - 18 miles
- *Texas State line - 23 miles
- *DFW - 102 miles
- *Oklahoma City - 154 miles

Access:

- *N 3740 Rd (North McLean Road)

Water:

- *3 Ponds
- *Several locations to build or enlarge ponds

Utilities:

- *Water Well availability
- *Water Meter availability
- *Electric Meter availability
- *Engineering plans for utilities

Climate:

- *Approximately +/-38" inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Topography ranging from 610' - 750'
- *Towering Mature Oak timber
- *Native pecan groves
- *Rolling terrain with Natives grasses



*Chickasaw Plum thickets
*Sandy loam soils

Improvements:

*NA

General Description:

Rolling Oaks Ranch is an exceptionally beautiful property in central Bryan County, Oklahoma. This ranch spans rolling native grass prairies with scattered mature white oak and native pecan trees gracing the hillsides. While the property is ideal for hunting, its true potential lies in its prime location and development opportunities. Located near Durant, a steadily growing town on a major interstate corridor between Texas and Oklahoma, this property offers a rare investment opportunity. There was a Topographical Survey completed in 2018 and Engineering drafts are currently underway for a 160-acre residential development featuring homesites starting from 5 acres. Infrastructure plans include a section line road easement on the South and West sides of the property and a road extension of 3 Mile Road from the East for additional access. Located within a Federal Opportunity Zone, Rolling Oaks Ranch qualifies for developmental tax incentives, making it even more attractive for investors and developers.

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

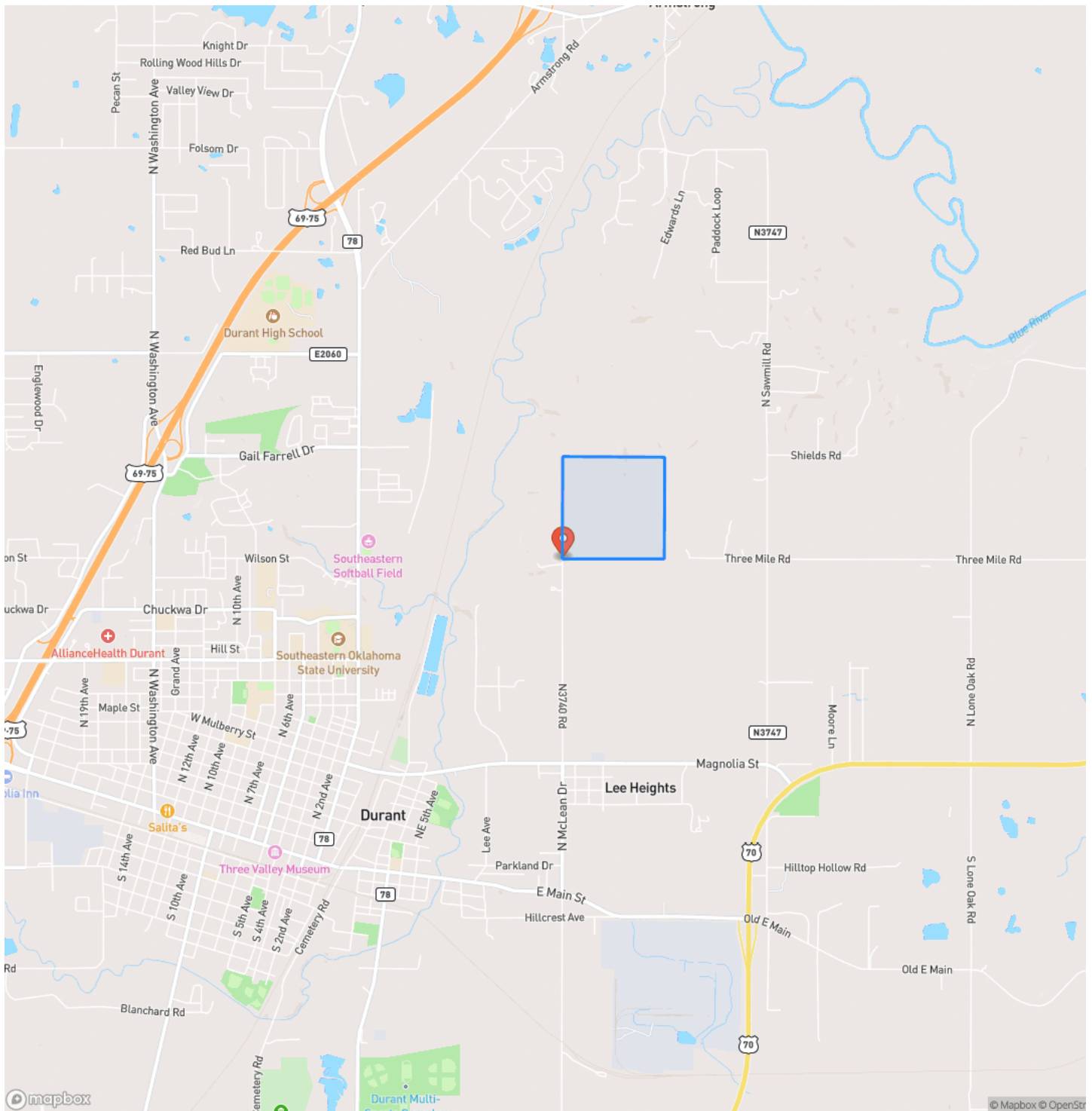
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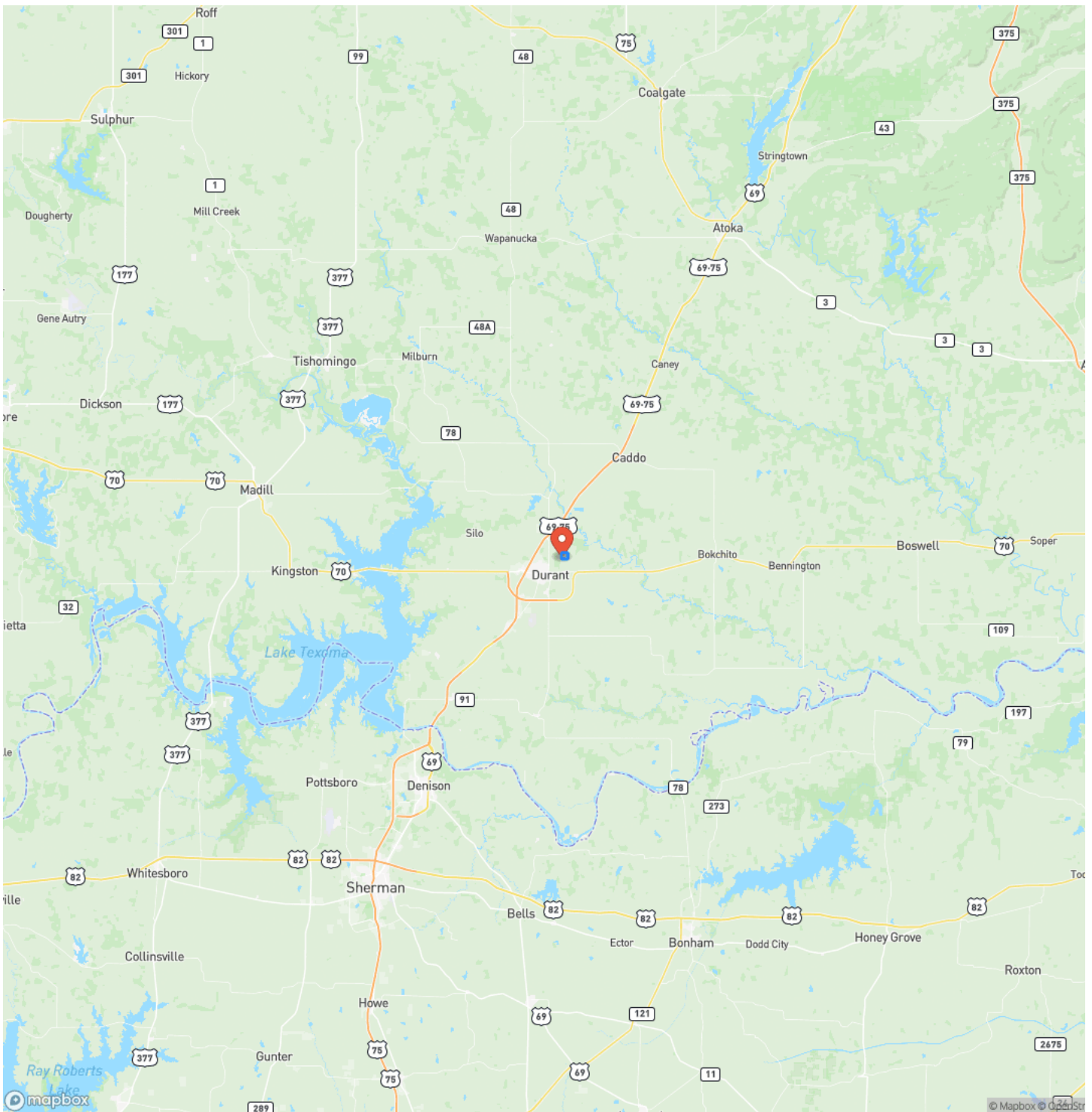
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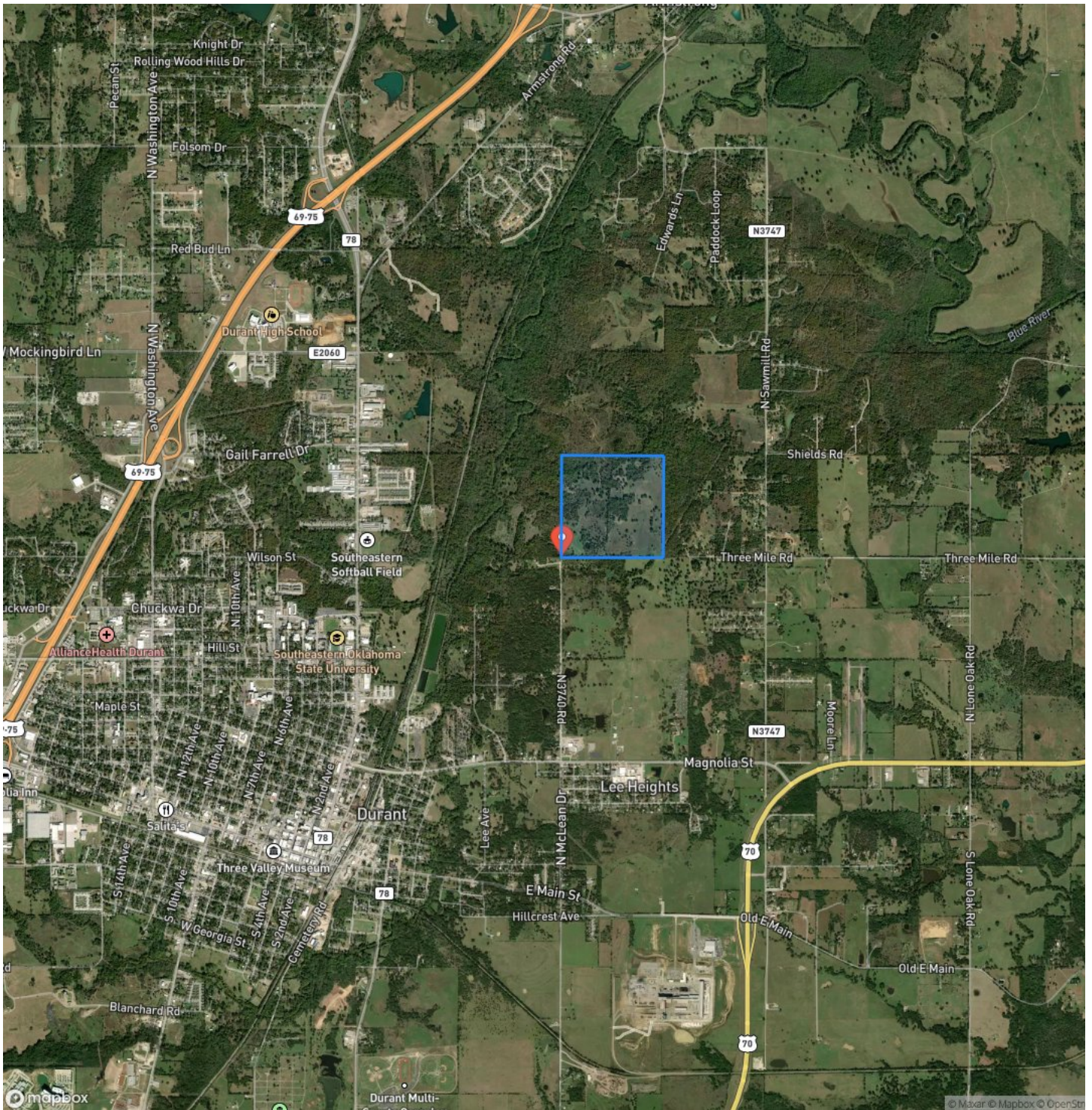
Locator Map



Locator Map



Satellite Map



Rolling Oaks Ranch
Durant, OK / Bryan County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Gillham

Mobile

(580) 276-7584

Email

cody@Legendary.Land

Address

111 D St. SW

City / State / Zip

NOTES



MORE INFO ONLINE:

http://legendary.land

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http://legendary.land

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