

**Rolling Oaks Ranch**  
N Mclean Rd  
Durant, OK 74701

**\$1,392,000**  
160± Acres  
Bryan County





**Rolling Oaks Ranch**  
**Durant, OK / Bryan County**

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**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/>



## **Rolling Oaks Ranch**

### **Durant, OK / Bryan County**

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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.*

When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Legendary Land Company.



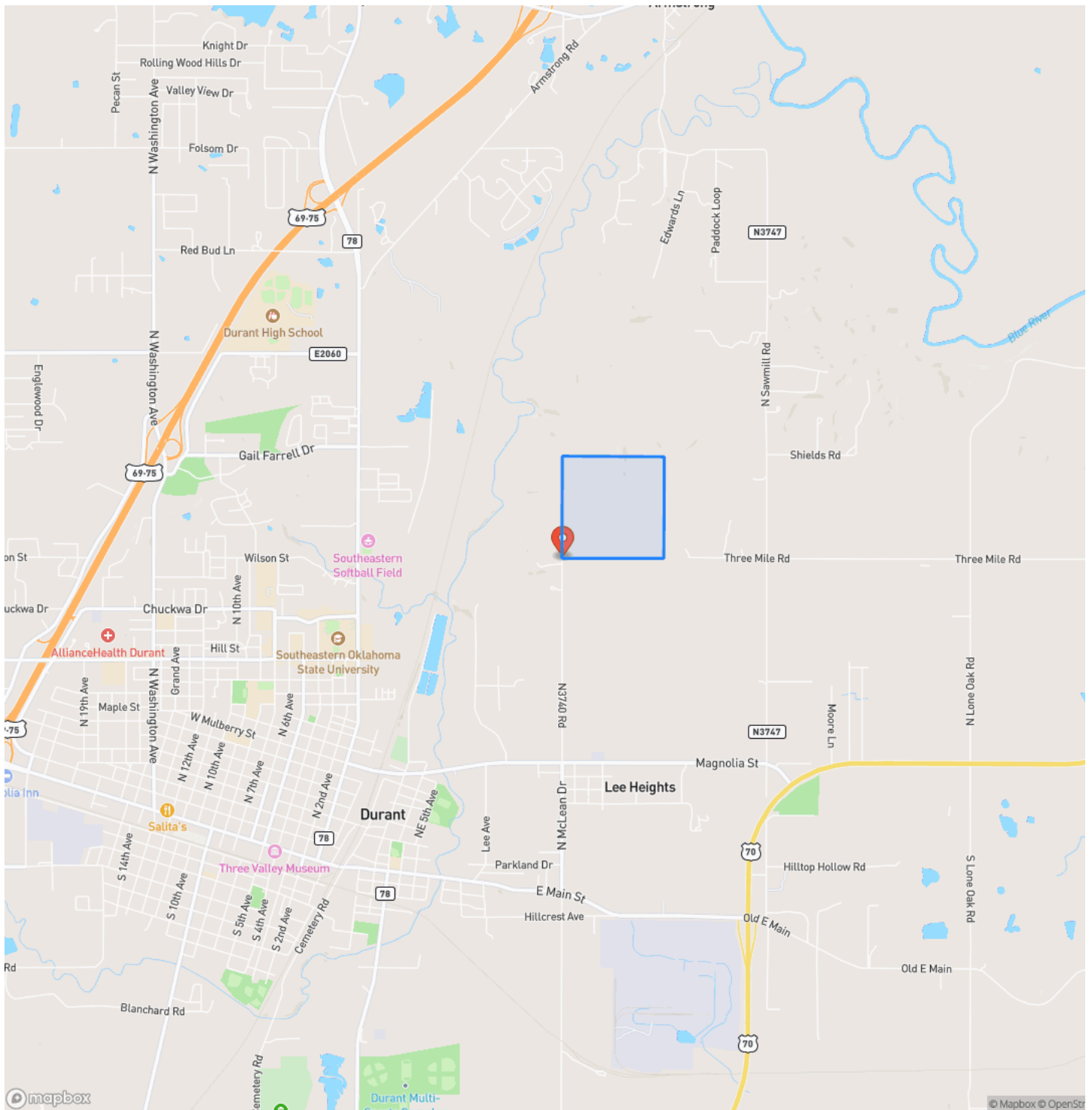


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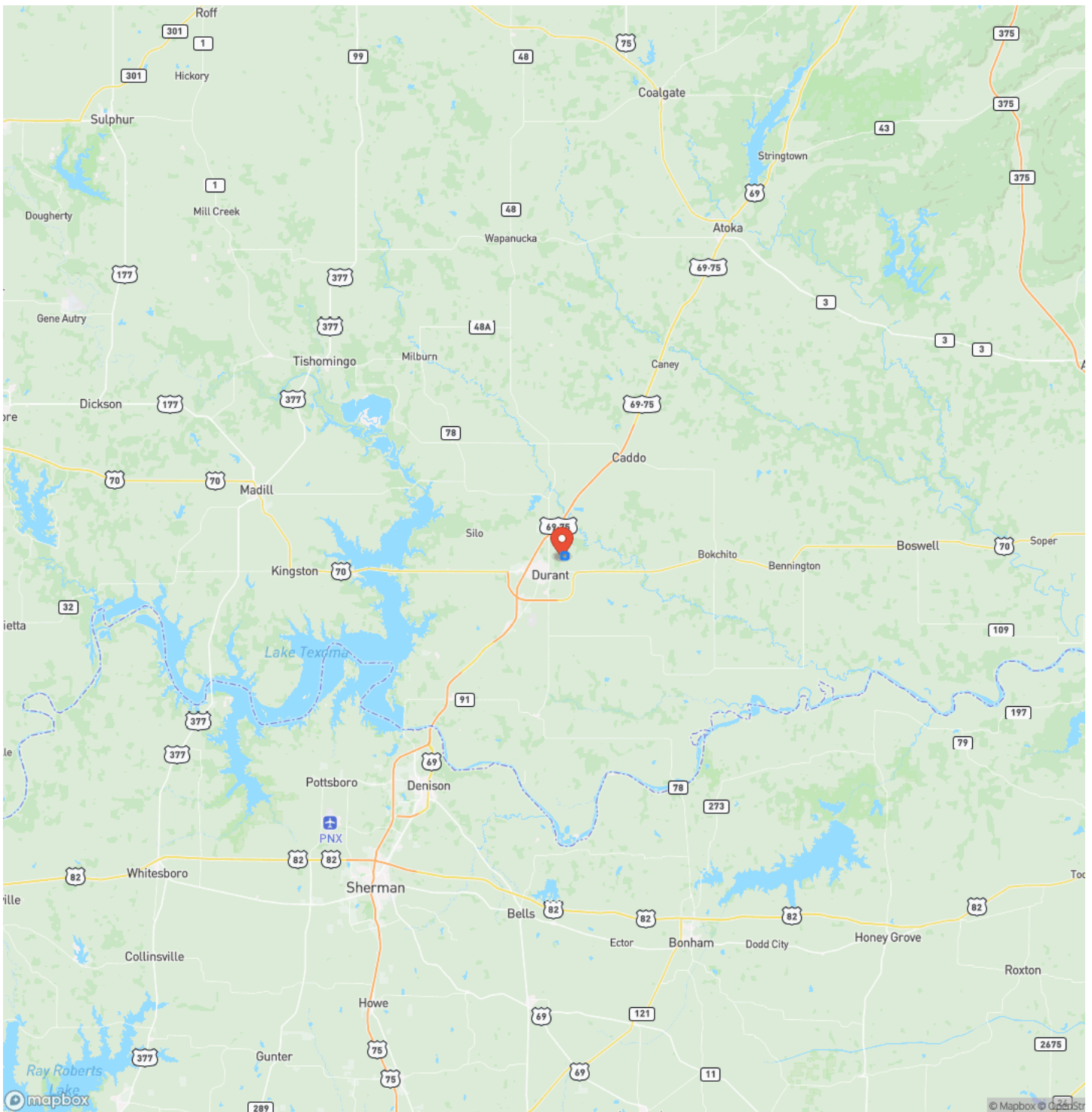


## Locator Map



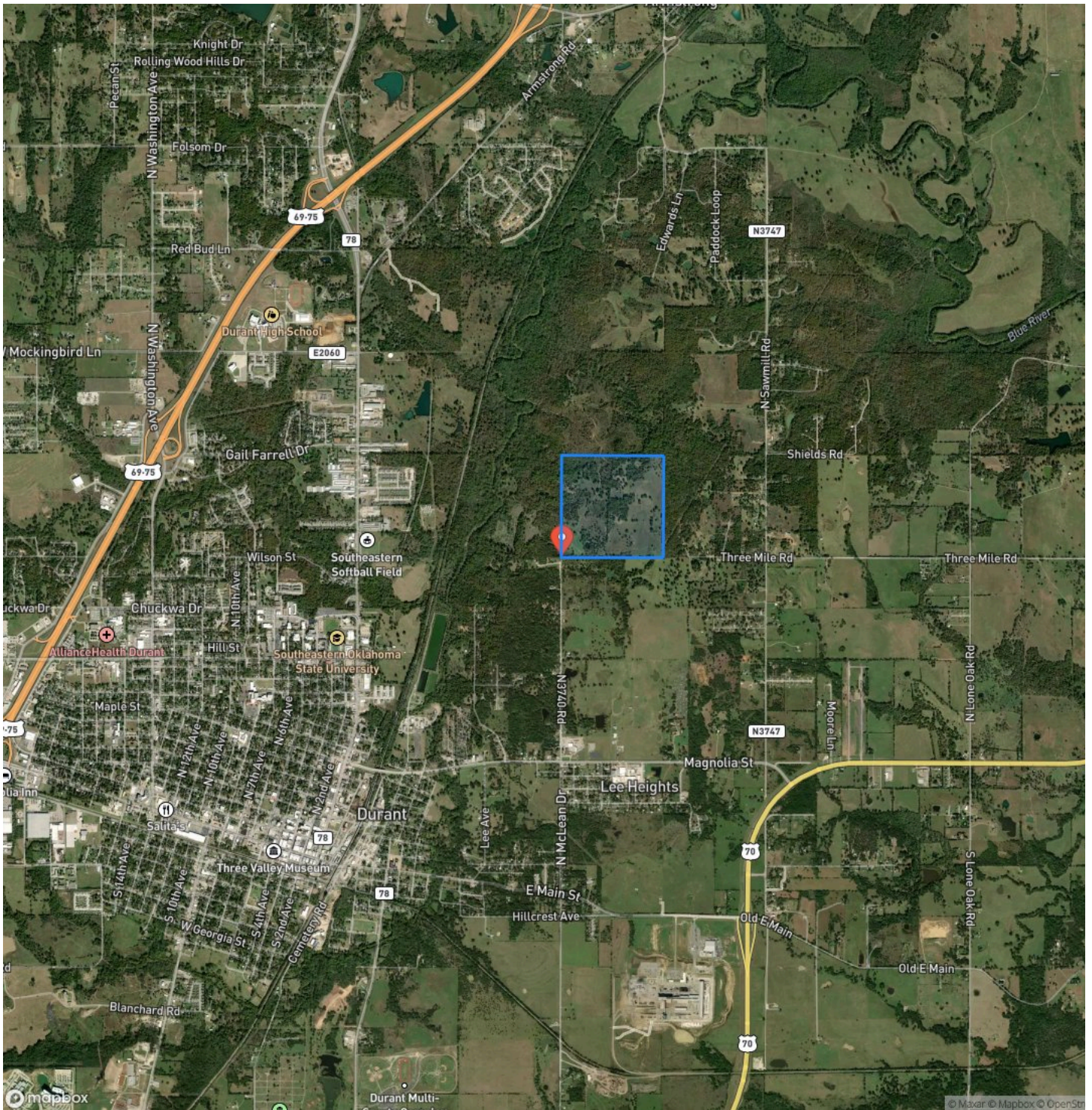


## Locator Map





## 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**

## 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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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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