

Sunshine Prairie
Sunshine Drive
Davis, OK 73030

\$525,740
108± Acres
Murray County



Sunshine Prairie
Davis, OK / Murray County

SUMMARY

Address

Sunshine Drive

City, State Zip

Davis, OK 73030

County

Murray County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.607939 / -97.07255

Acreage

108

Price

\$525,740

Property Website

<https://legendary.land/property/sunshine-prairie-murray-oklahoma/50734/>



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PROPERTY DESCRIPTION

Sunshine Prairie is a true combo property near the community of Chigley in Murray County, OK. This property carries as much weight on the hunting side as it does the grazing. Rolling native grass fields and bottomland hay meadows are laced with mature hardwood timber draws and seasonal creeks. This ranch is cross fenced into three separate pastures and one hay meadow along the southeastern boundary. All of the ponds on this property are stocked and hold water year around, as well as offer outstanding waterfowl hunting. Along the eastern border you will find a seasonal creek that could potentially offer another pond location.

Location:

- *Oklahoma City - 73 miles
- *DFW - 131 miles
- *Davis, OK - 14 miles
- *Sulphur, OK - 13 miles
- *Wynewood, OK - 8

Access:

- *Paved Rd. Sunshine Rd.

Water:

- *4 ponds
- *Largest pond is 3.5 acres at max capacity
- *Seasonal Creeks, 3 acre lake site

Utilities:

- *Rural water & Water Well availability
- *Electric Meter Availability

Climate:

- *Approximately +/-38 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Native and improved grass suitable for grazing
- *Hardwood draws
- *Elevation ranging from 940'-1020'

Improvements:

- *NA



Equipment:

*NA

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

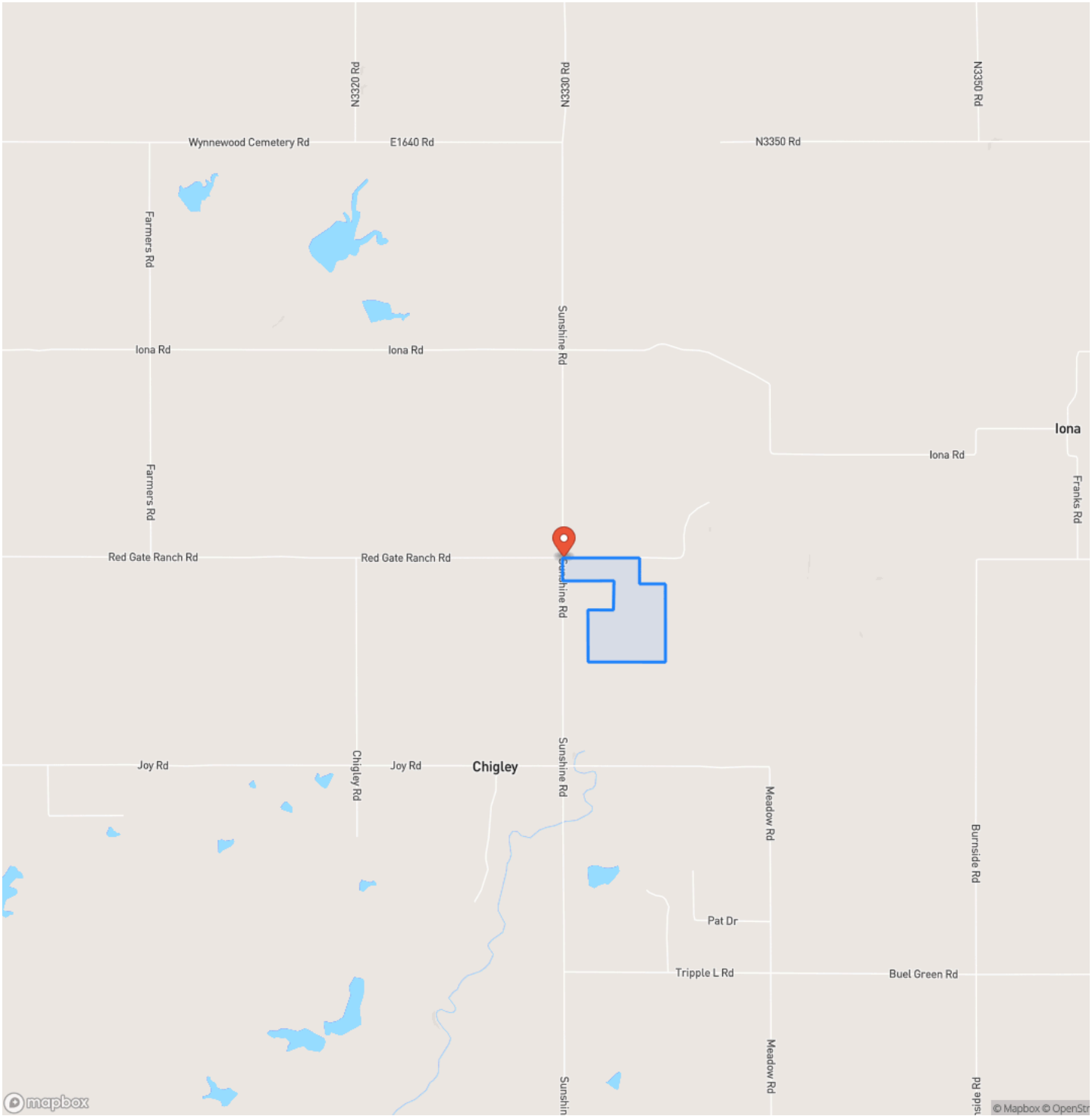
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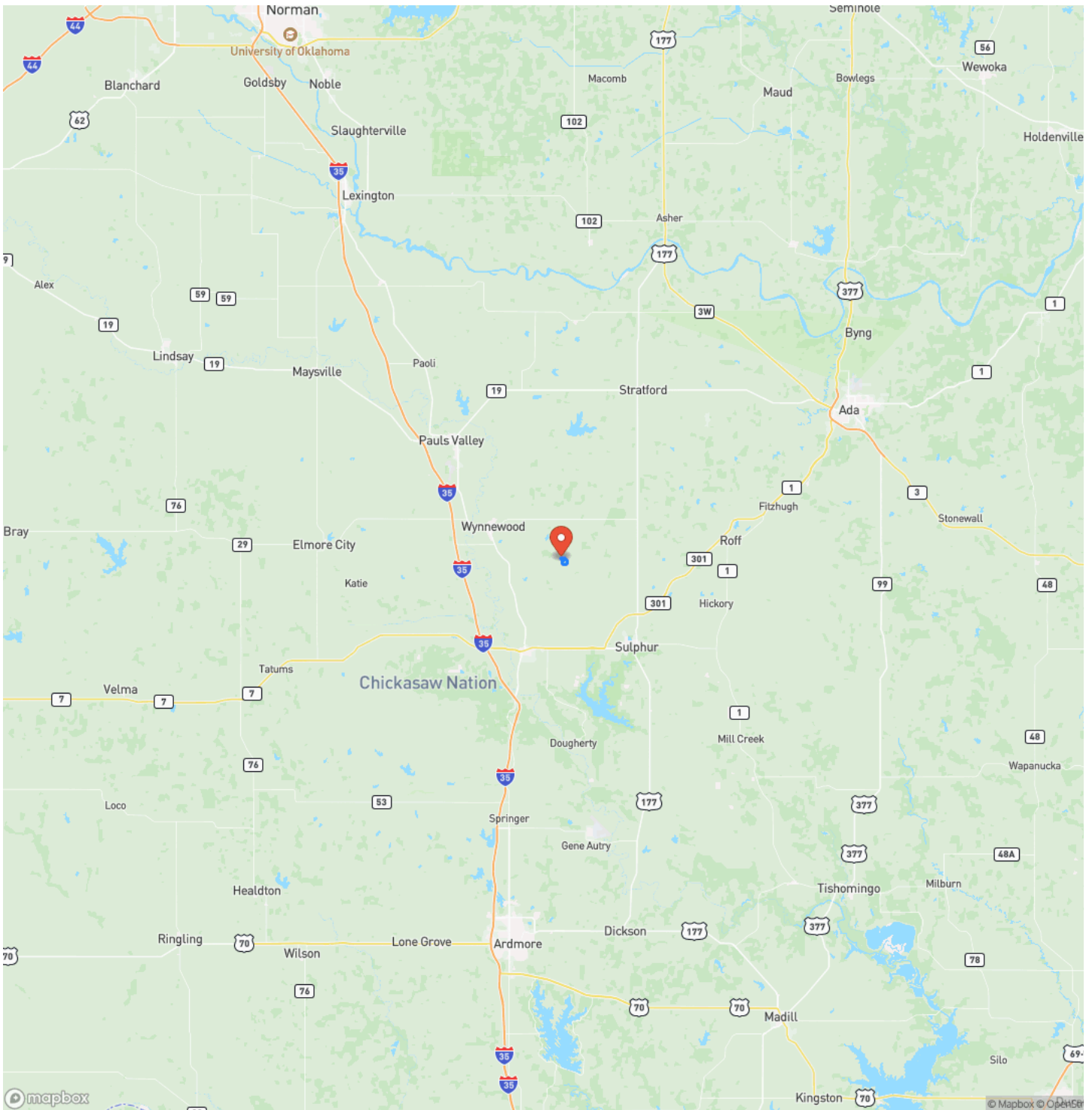
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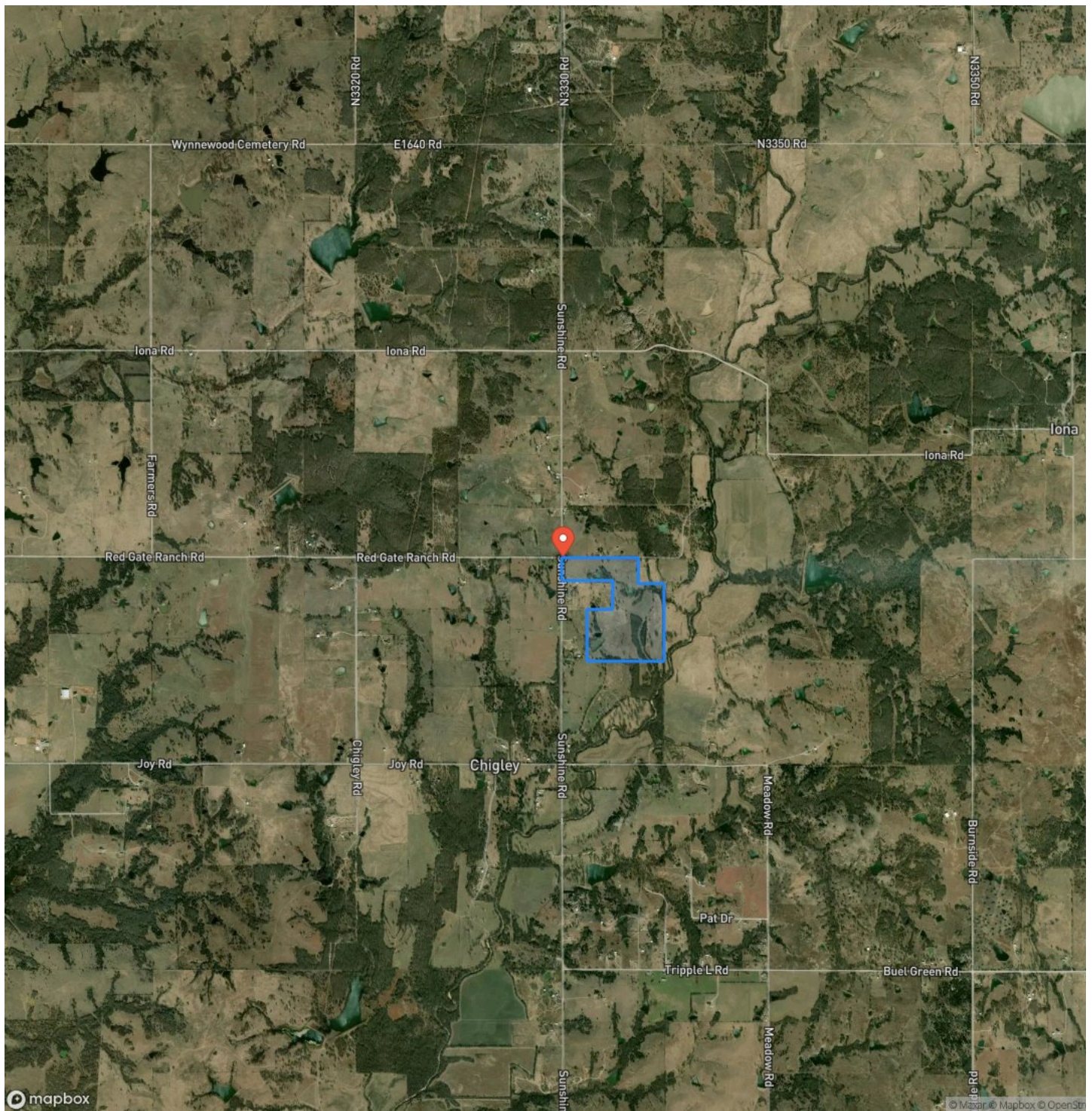
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Gillham

Mobile

(580) 276-7584

Email

cody@Legendary.Land

Address

111 D St. SW

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal blue 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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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