

Mannsville 20
Earl Road & 13th Road
Mannsville, OK 73447

\$129,000
20 +/- acres
Johnston County



Mannsville 20
Mannsville, OK / Johnston County

SUMMARY

Address

Earl Road & 13th Road

City, State Zip

Mannsville, OK 73447

County

Johnston County

Type

Undeveloped Land

Latitude / Longitude

34.2016 / -96.8754

Taxes (Annually)

189

Acreage

20

Price

\$129,000



PROPERTY DESCRIPTION

Description

The Mannsville 20 is blank canvas for a homestead or a place to put a cabin for a secluded get away. Scattered eastern red cedars and mature pecan trees paired with thick underbrush create a diverse habitat for the local wildlife and small game. This property would make a great basecamp for the avid sportsman wanting to advantage of the southern Oklahomas plentiful public hunting and fishing opportunities located less than 1 mile from the gate.

Location:

- *Oklahoma City - 113 miles
- *DFW - 116 miles
- *Ardmore - 16 miles
- *Madill - 14 miles
- *Dickson - 7 miles

Access:

- *650' of County Rd Frontage along the northern boundary, Earl Rd
- 1,350' of County Rd Frontage along the eastern boundary, 13th Rd

Water:

- *1 pond

Utilities:

- *Rural water available along 13th Rd
- *Electric along 13 th Rd

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 720'-730'
- *Scattered elms, sand plumbs & cedar trees

Improvements:

- *NA

Equipment:

- *NA

General Description:

add general description if needed

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

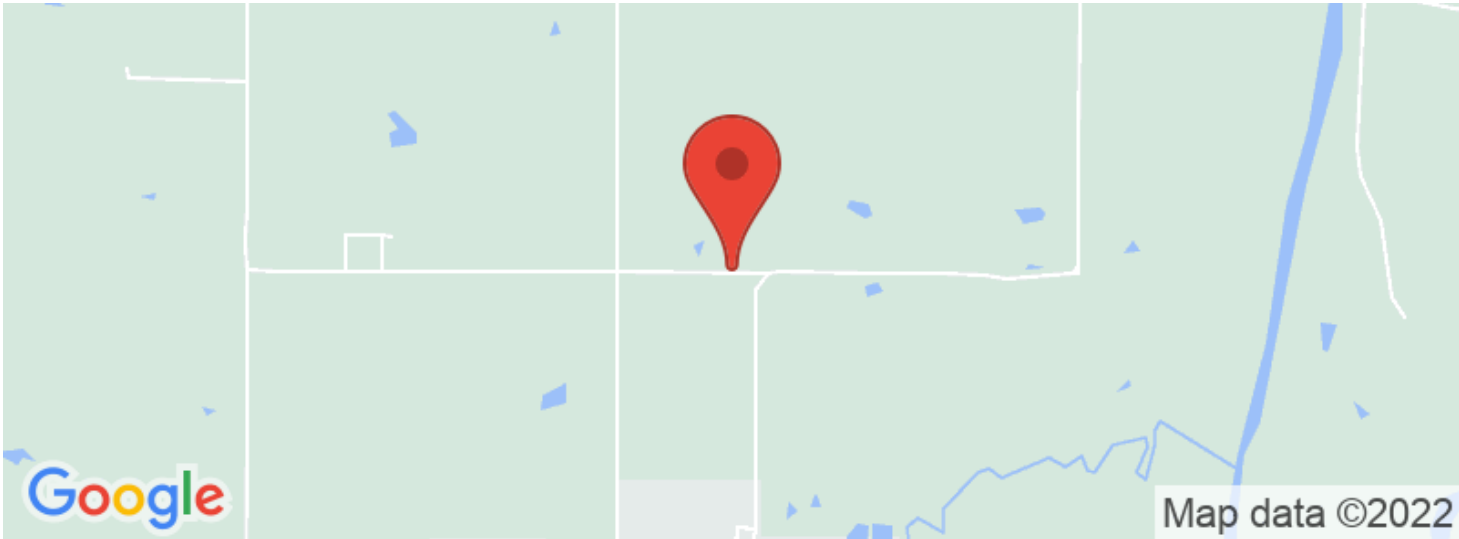
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will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



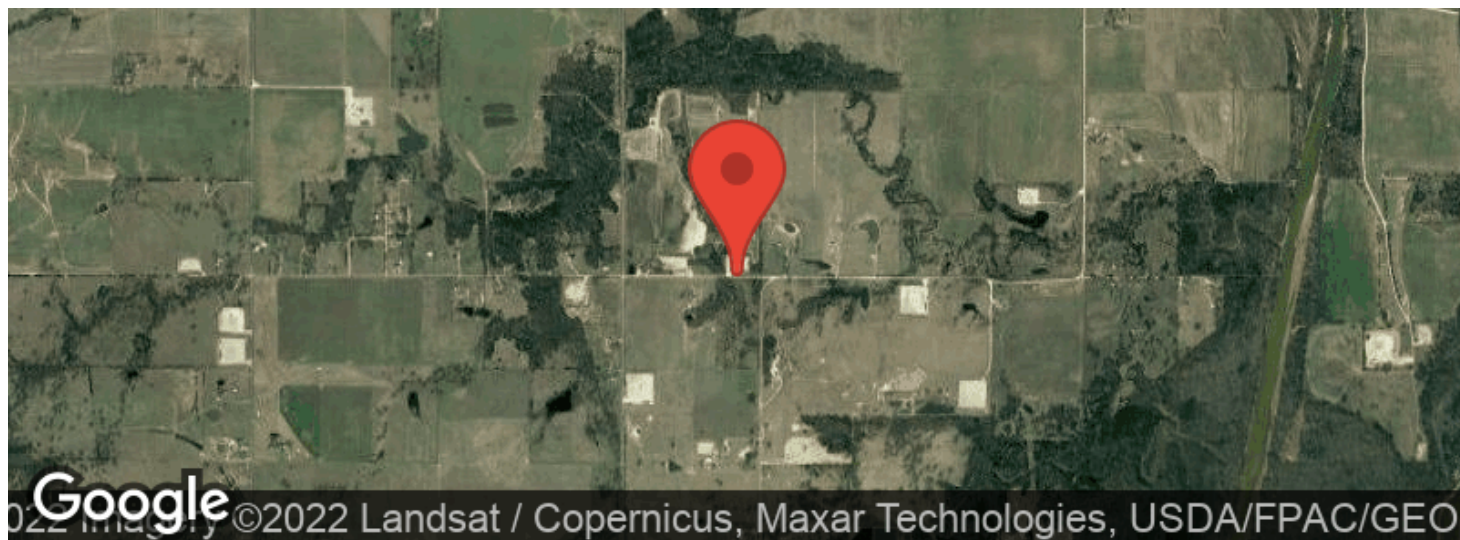
Mannsville 20
Mannsville, OK / Johnston County



Locator Maps



Aerial Maps



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

Ardmore, OK 73401

NOTES

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.



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.



Legendary Land Co
1021 Regal Rd
Yukon, OK 73099
(405) 206-0914
<http://legendary.land>

