

Little Hickory Overlook
Greenville Road & Horseshoe Loop
Marietta, OK 73448

\$174,250
17± Acres
Love County



Little Hickory Overlook Marietta, OK / Love County

SUMMARY

Address

Greenville Road & Horseshoe Loop

City, State Zip

Marietta, OK 73448

County

Love County

Type

Ranches, Farms, Recreational Land, Hunting Land

Latitude / Longitude

34.016279 / -97.119077

Taxes (Annually)

370

Acreage

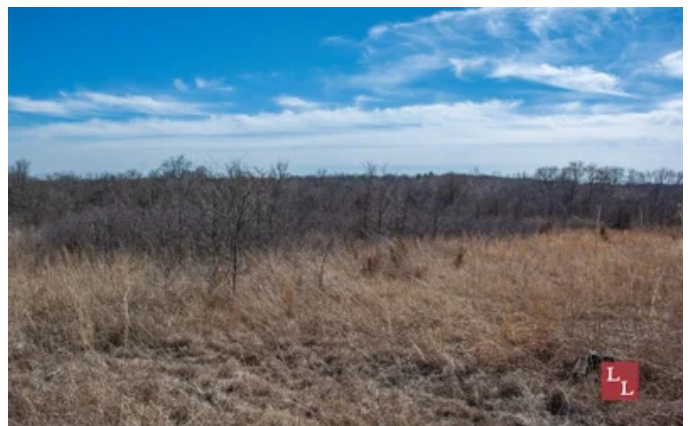
17

Price

\$174,250

Property Website

<https://legendary.land/property/little-hickory-overlook-love-oklahoma/25463>



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PROPERTY DESCRIPTION

The Little Hickory Creek Overlook is a 70/30 mix of mature hardwood timber and native grass on sandy loam soils. Nearly 1,500' of Little Hickory Creek runs through the property with multiple building sites overlooking the creek. The whitetail genetics and local turkey population make this an exceptional recreational property, as well as a great home site or place to put a vacation rental for Lake Murray which is only an 8 minute drive.

Location:

- *Oklahoma City - 110 miles
- *DFW - 86 miles
- *Ardmore, OK - 12 miles
- *Marietta, OK - 9 Miles

Access:

- *Paved County Road access on two sides

Water:

- *1,484' of Little Hickory Creek

Utilities:

- *Rural Water Line along the road
- *Electricity available

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 660' - 710'

*Thick native grass and Crosstimbers habitat

*Steep creek banks

*Fertile sandy loam soil

*Sand plum thickets

Improvements:

*Newer fencing

Equipment:

*NA

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

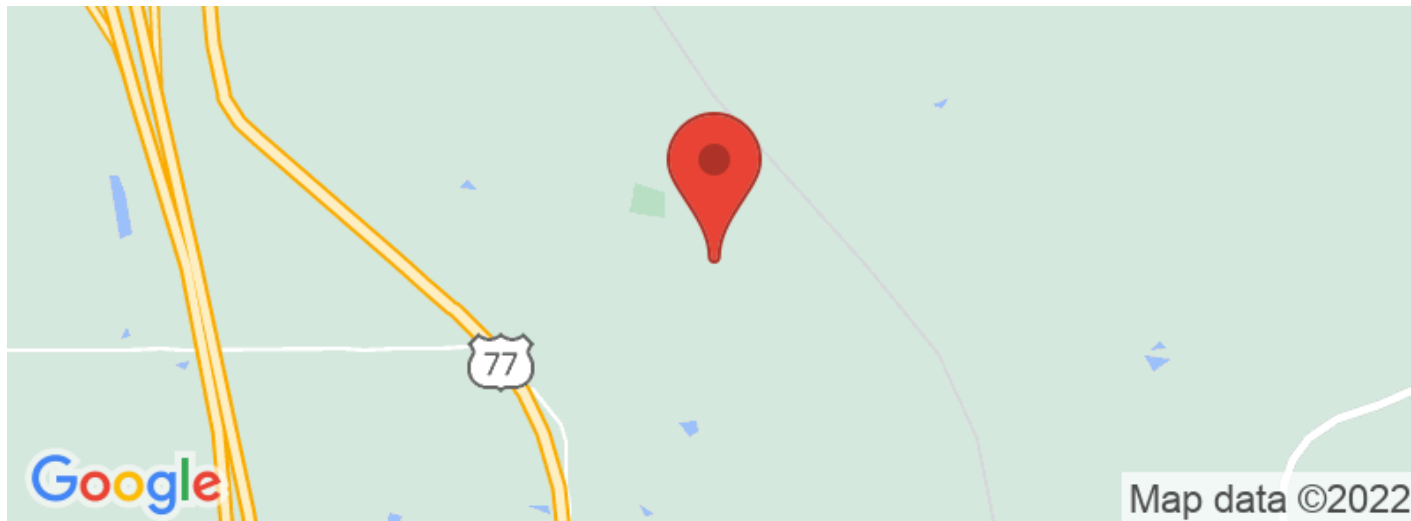
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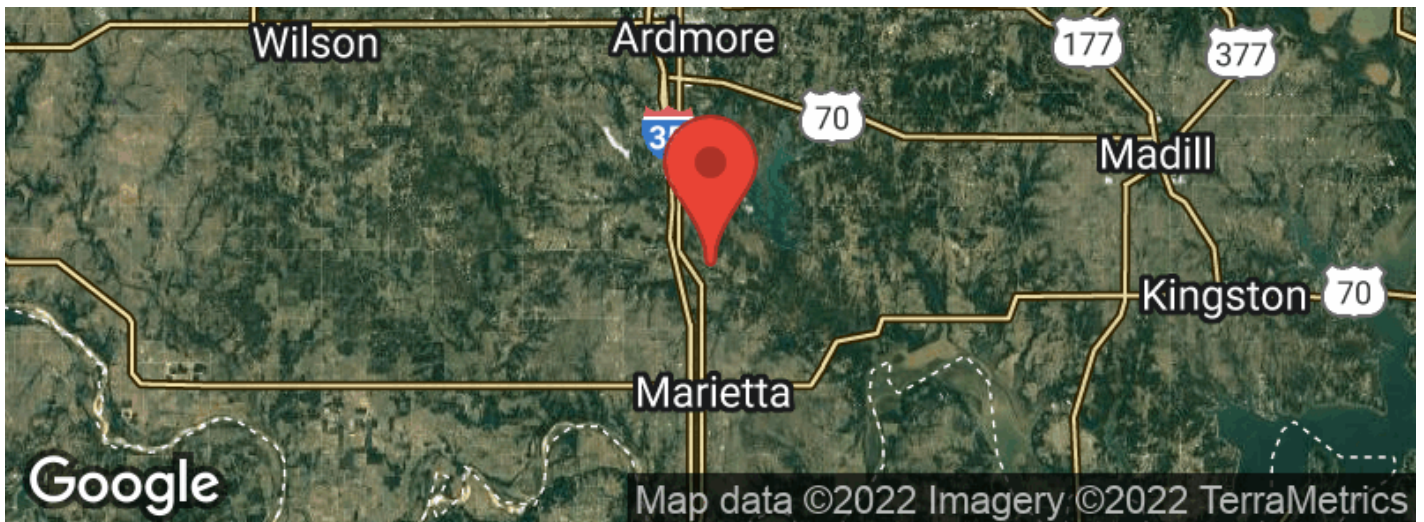
Little Hickory Overlook
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Locator Maps



Aerial Maps



Little Hickory Overlook
Marietta, OK / Love County

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

Ardmore, OK 73401

NOTES

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