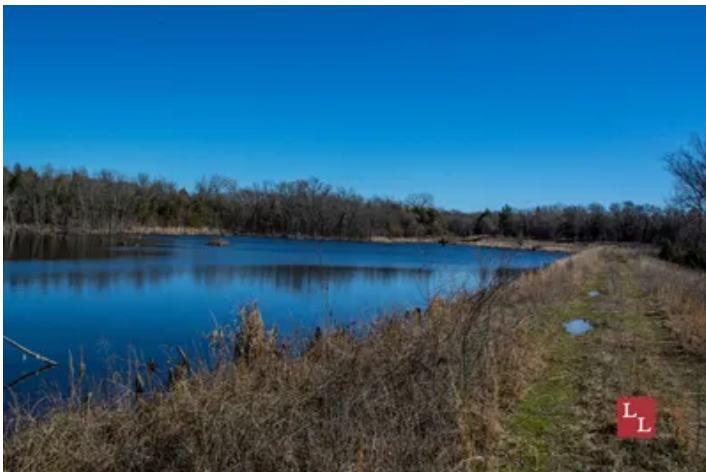


Beaver Lake
Wade Road
Wilson, OK 73463

\$594,000
120± Acres
Carter County



Beaver Lake
Wilson, OK / Carter County

SUMMARY

Address

Wade Road

City, State Zip

Wilson, OK 73463

County

Carter County

Type

Farms, Ranches, Hunting Land, Recreational Land

Latitude / Longitude

34.106 / -97.3699

Taxes (Annually)

54

Acreage

120

Price

\$594,000

Property Website

<https://legendary.land/property/beaver-lake-carter-oklahoma/37604/>



Beaver Lake

Wilson, OK / Carter County

PROPERTY DESCRIPTION

Beaver Lake is a rare all-around hunting property in Southern Oklahoma. This ranch boasts a five acre lake designed and managed for waterfowl, and is supplied by two spring-fed creeks. Directly South of the lake is a 3.5 acre flooded timber slough that holds an abundant amount of waterfowl during the migration. The Wade Road area supports a thriving Rio Grande turkey population and outstanding white-tailed deer genetics. Mature oak trees and thick brush provide plenty of browse creating an ideal habitat for a mixture of game.

Location:

- *Oklahoma City - 114 miles
- *DFW - 123 miles
- *Ardmore, OK - 17 miles

Access:

- *County Rd access Wade Road

Water:

- *5 acre lake
- *3 acre slough
- *Springs and spring-fed creeks

Utilities:

- *Electric available at road
- *Water wells readily available in this area

Climate:

- *Approximately +/-38 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill

Terrain:

- *Topography ranging from 870' - 960'
- *Mature Oak timber and other hardwoods
- *Sandy loam soils
- *Waterfowl sloughs with flooded timber
- *Thick native grass and crosstimbers habitat

Improvements:

- *NA



Equipment:

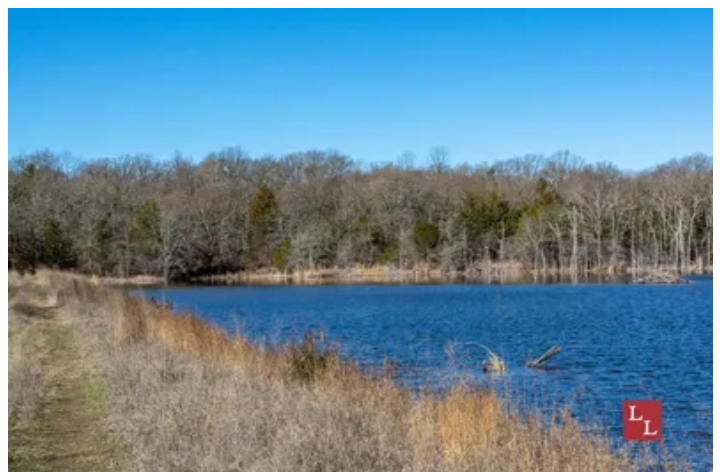
*NA

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

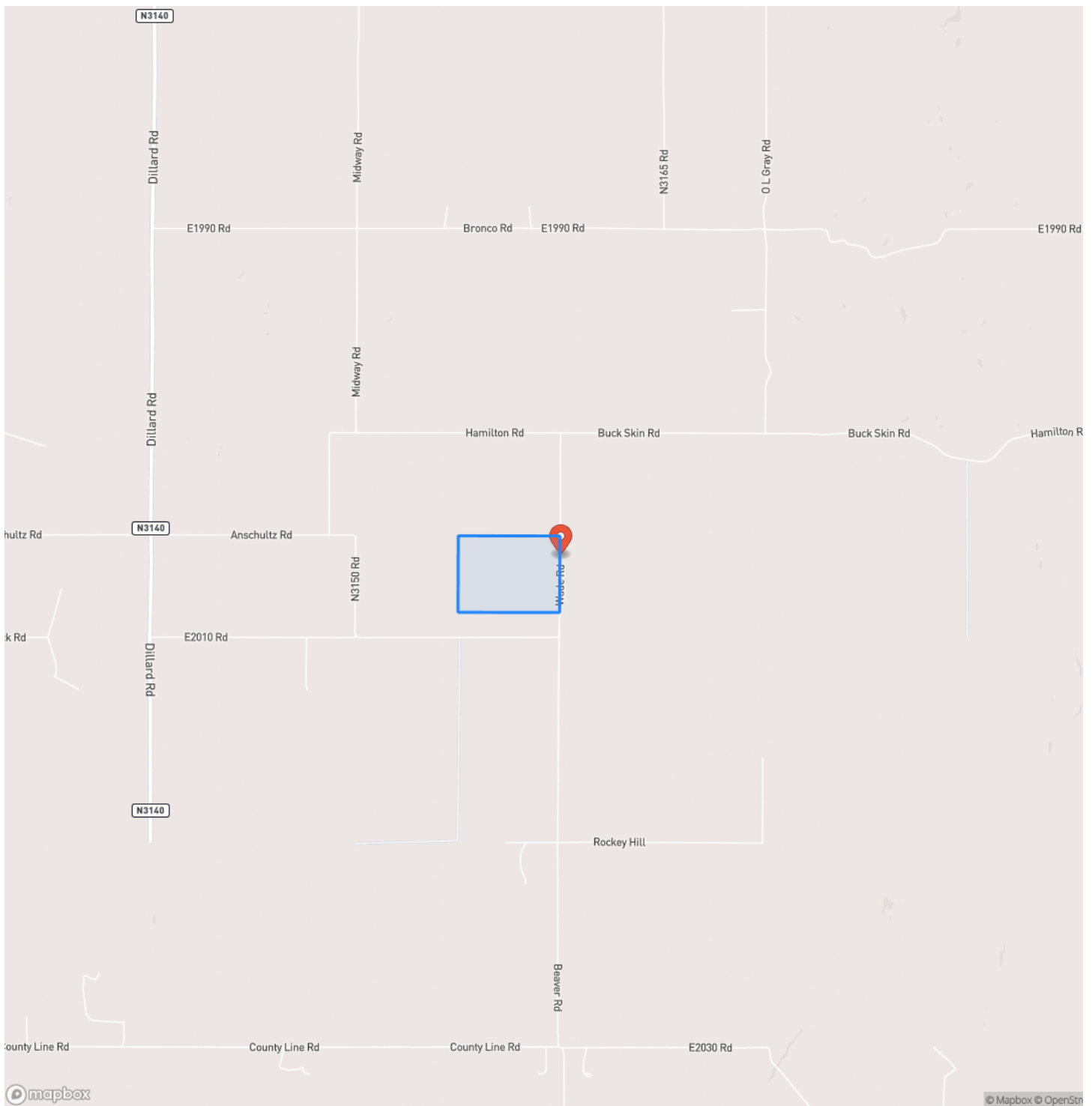
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will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



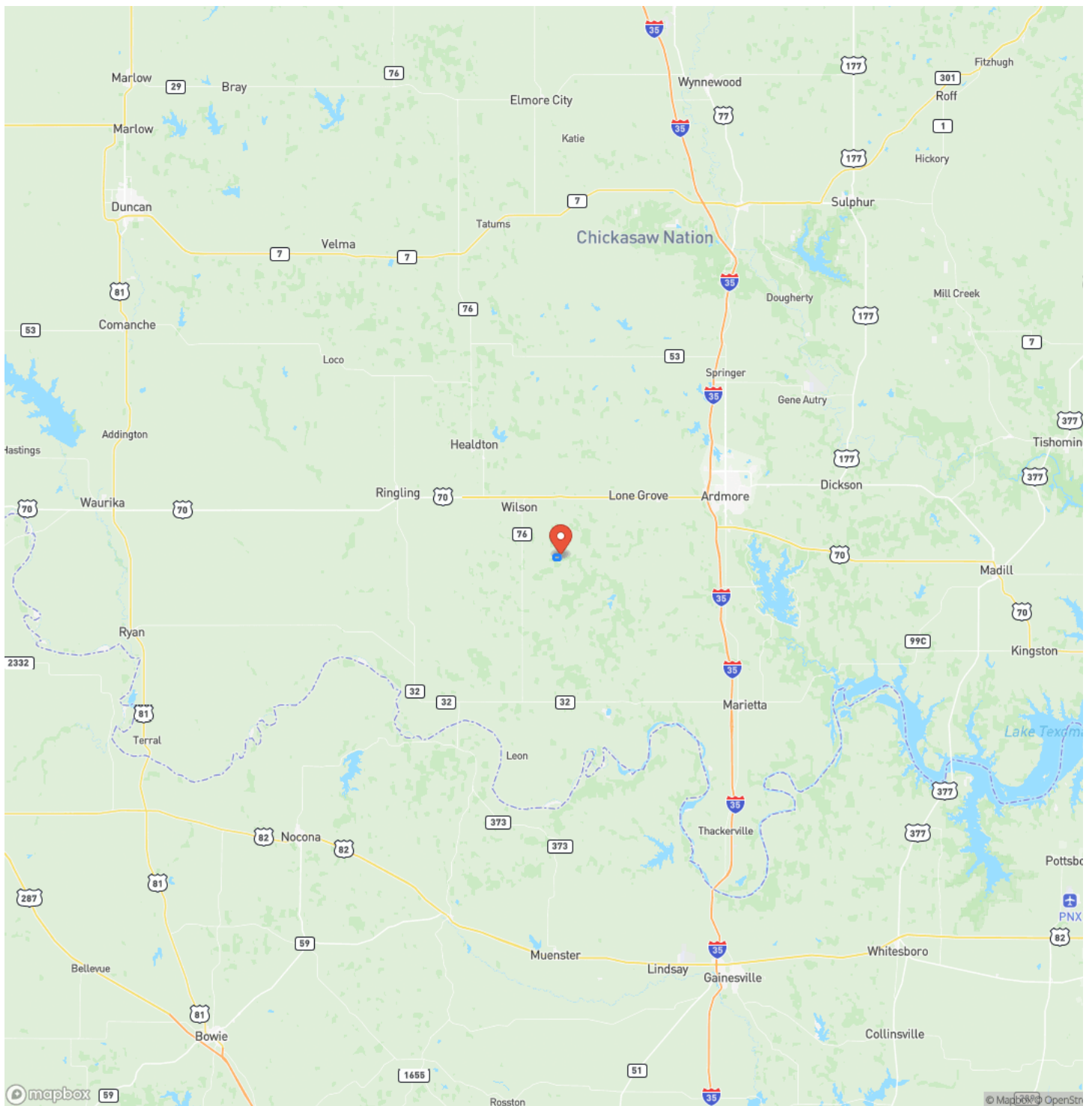
Beaver Lake
Wilson, OK / Carter County



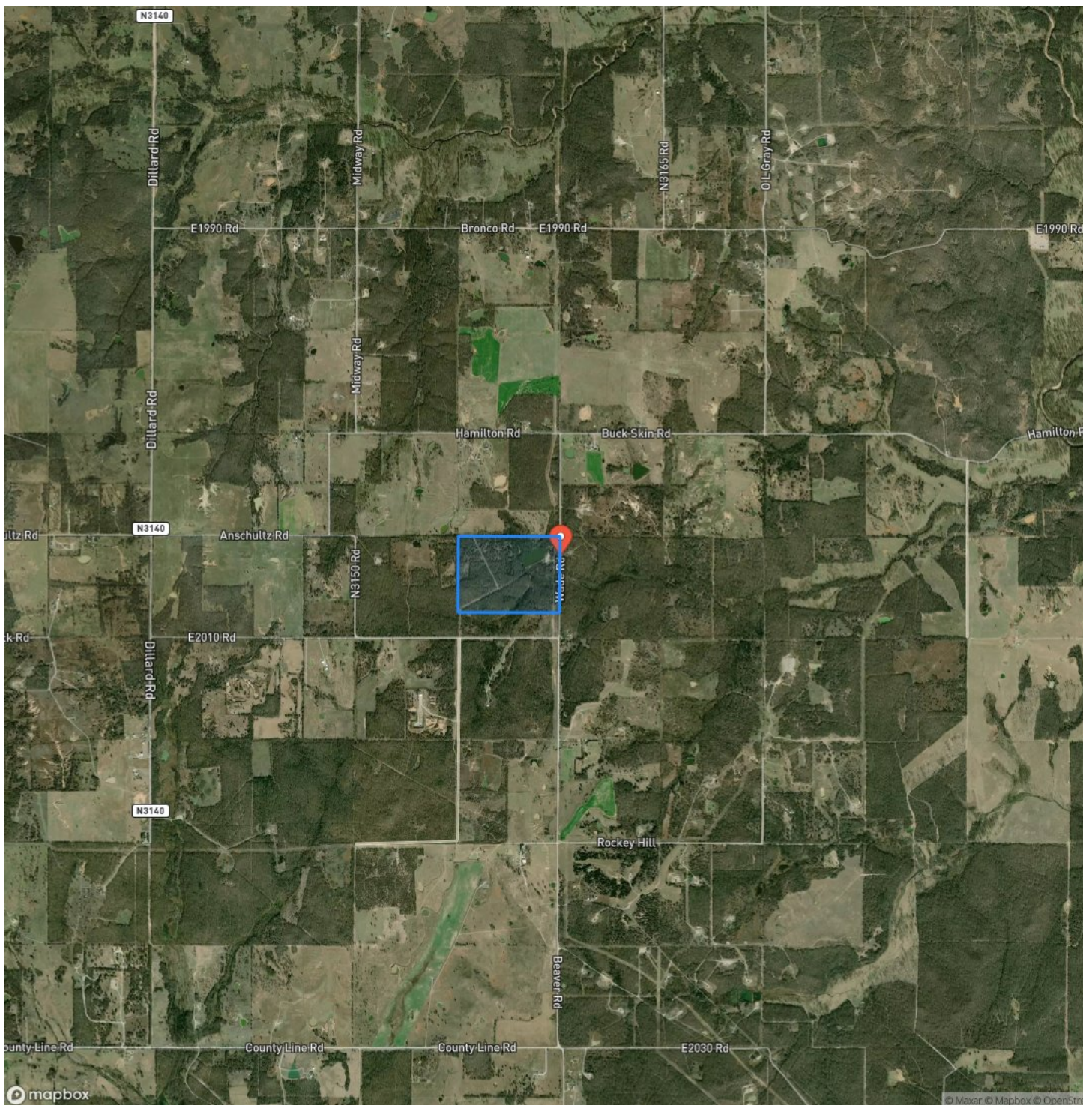
Locator Map



Locator Map



Satellite Map



Beaver Lake Wilson, OK / Carter 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

Ardmore, OK 73401

NOTES



MORE INFO ONLINE:

http://legendary.land

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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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