

White Grass Creek Ranch
5198 State Highway 37, Garvin, OK, 74736 Save Boundary
Idabel, OK 74745

\$425,000
85± Acres
McCurtain County



White Grass Creek Ranch
Idabel, OK / McCurtain County

SUMMARY

Address

5198 State Highway 37, Garvin, OK, 74736 Save Boundary

City, State Zip

Idabel, OK 74745

County

McCurtain County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

33.893865 / -94.977904

Acreage

85

Price

\$425,000

Property Website

<https://legendary.land/property/white-grass-creek-ranch-mccurtain-oklahoma/66221/>



White Grass Creek Ranch

Idabel, OK / McCurtain County

PROPERTY DESCRIPTION

Description

White Grass Creek Ranch, located in the fertile bottomlands of Southwest McCurtain County along Highway 37, offers a great opportunity for grazing or investment. The property features rolling terrain and lush grasses, making it a solid addition to any agricultural operation. It also provides several excellent building sites that offer scenic views of the entire ranch, making it a great option for a homestead. Whether for ranching or a new home, White Grass Creek Ranch has much to offer.

Location:

- *Oklahoma City - 237 miles
- *DFW - 154 miles
- *Idabel, Ok - 8 miles
- *Broken Bow, OK - 21 miles
- *Hochatown, OK - 35 miles
- *Texarkana, TX- 77 miles

Access:

- *HWY 37 frontage

Water:

- *1 pond
- *White grass creek
- *Seasonal creek drainages
- *Multiple pond locations

Utilities:

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

Climate:

- *Approximately +/-56 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Rolling topography ranging from 410'-370'
- *Native and bermuda grasses
- *Wetweather creeks



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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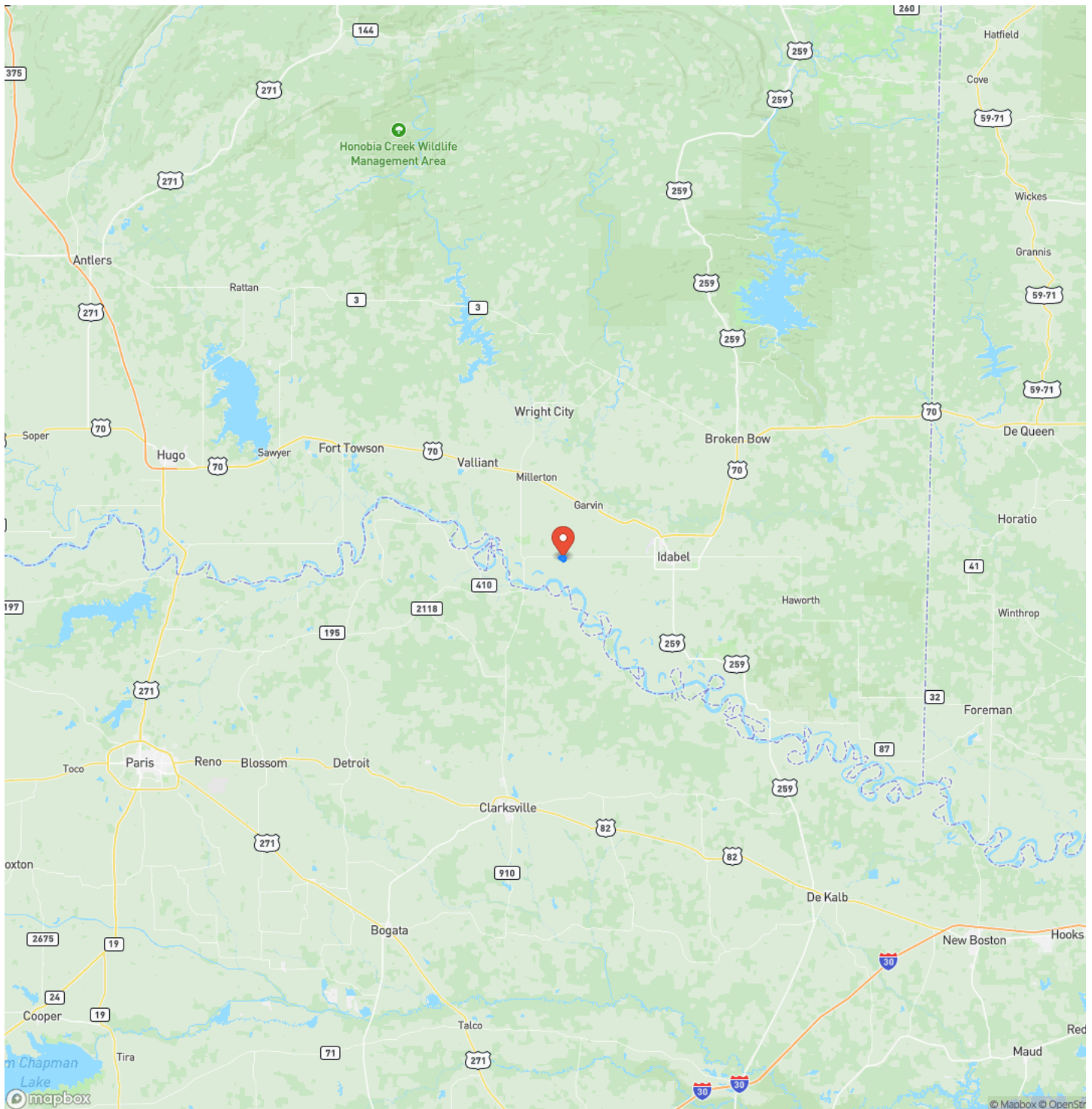
White Grass Creek Ranch
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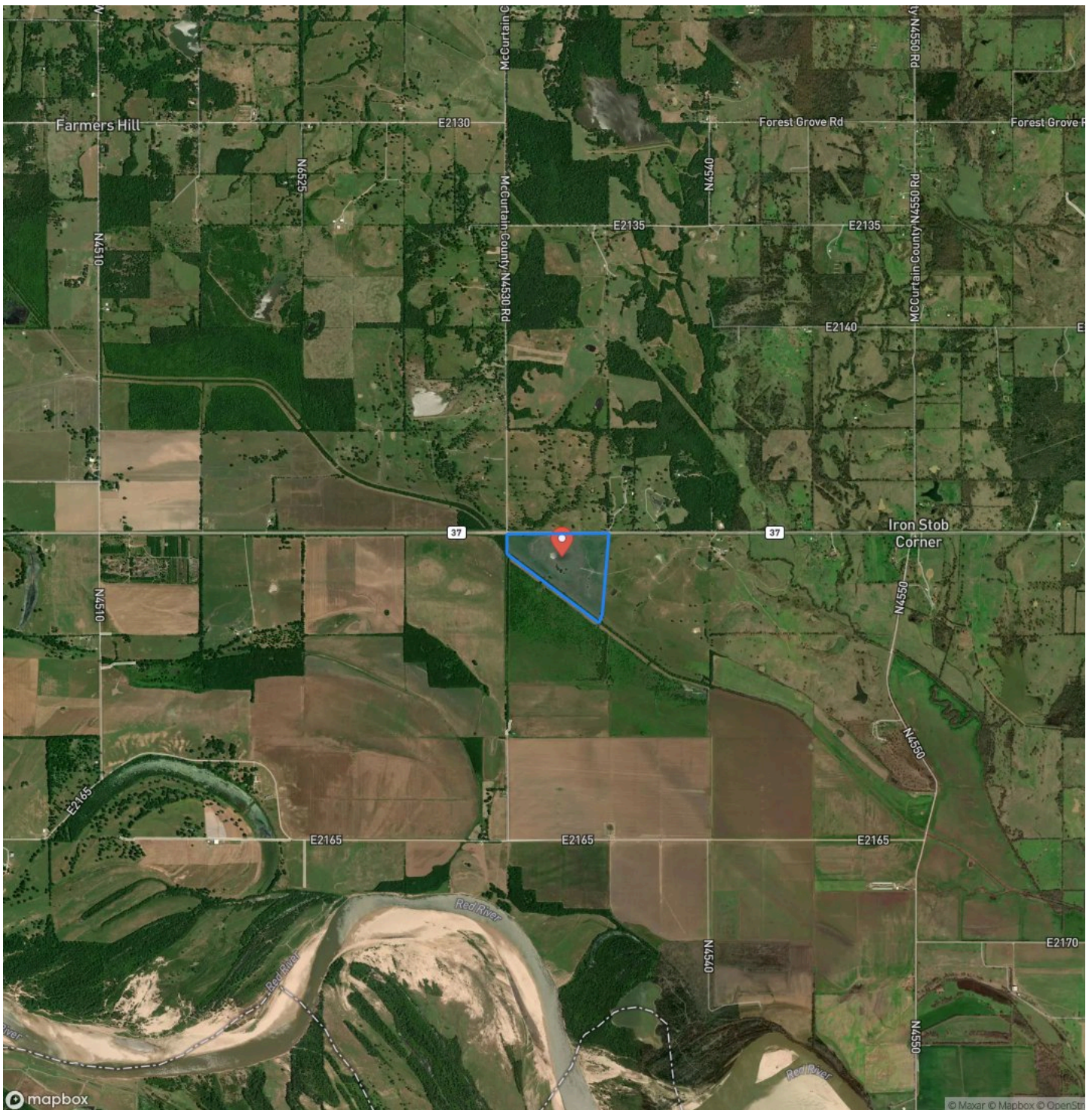
Locator Map



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 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

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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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