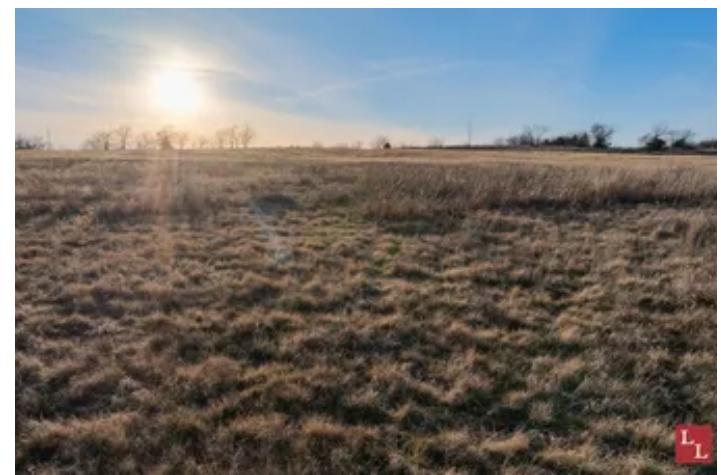


High Roller Ranch
Hwy 99
Kingston, OK 73439

\$587,470
45.19± Acres
Marshall County



High Roller Ranch
Kingston, OK / Marshall County

SUMMARY

Address

Hwy 99

City, State Zip

Kingston, OK 73439

County

Marshall County

Type

Farms, Undeveloped Land, Horse Property, Recreational Land, Ranches

Latitude / Longitude

33.970955 / -96.813173

Acreage

45.19

Price

\$587,470

Property Website

https://legendary.land/property/high-roller-ranch_marshall/oklahoma/98711/



High Roller Ranch Kingston, OK / Marshall County

PROPERTY DESCRIPTION

High Roller Ranch sits along the Highway 377 corridor in Marshall County, just six miles north of the Red River and Lake Texoma. Positioned in the path of continued growth moving north from Texas, this property offers both immediate usability and long-term potential in a steadily developing area. The ranch is evenly split between wooded cover and open pasture, providing a balanced setting for a homesite, horse property, or weekend retreat. Mature native timber creates privacy and wildlife habitat, while the open ground offers space for grazing, riding, or building. With direct highway frontage and excellent access, the property combines convenience with a quiet rural feel. Its proximity to Lake Texoma and the Red River adds strong recreational appeal, making High Roller Ranch a versatile tract in one of southern Oklahoma's most active travel corridors.

Location:

- *Kingston- 6.6 miles
- *Madill - 9.6 miles
- *DFW - 96 miles
- *Oklahoma City - 130 miles
- *Texas Border - 6 miles

Access:

- *HWY 377 access

***Water:**

- * 1/2 acre pond
- * seasonal creek

Utilities:

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

Climate:

- *Approximately +/- 41.6 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *710' to 800'
- *Bermuda grass field
- *Mature Oak and pecan timber

Improvements:

- *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.

All showings must be coordinated with the Listing Broker in advance.



High Roller Ranch
Kingston, OK / Marshall County



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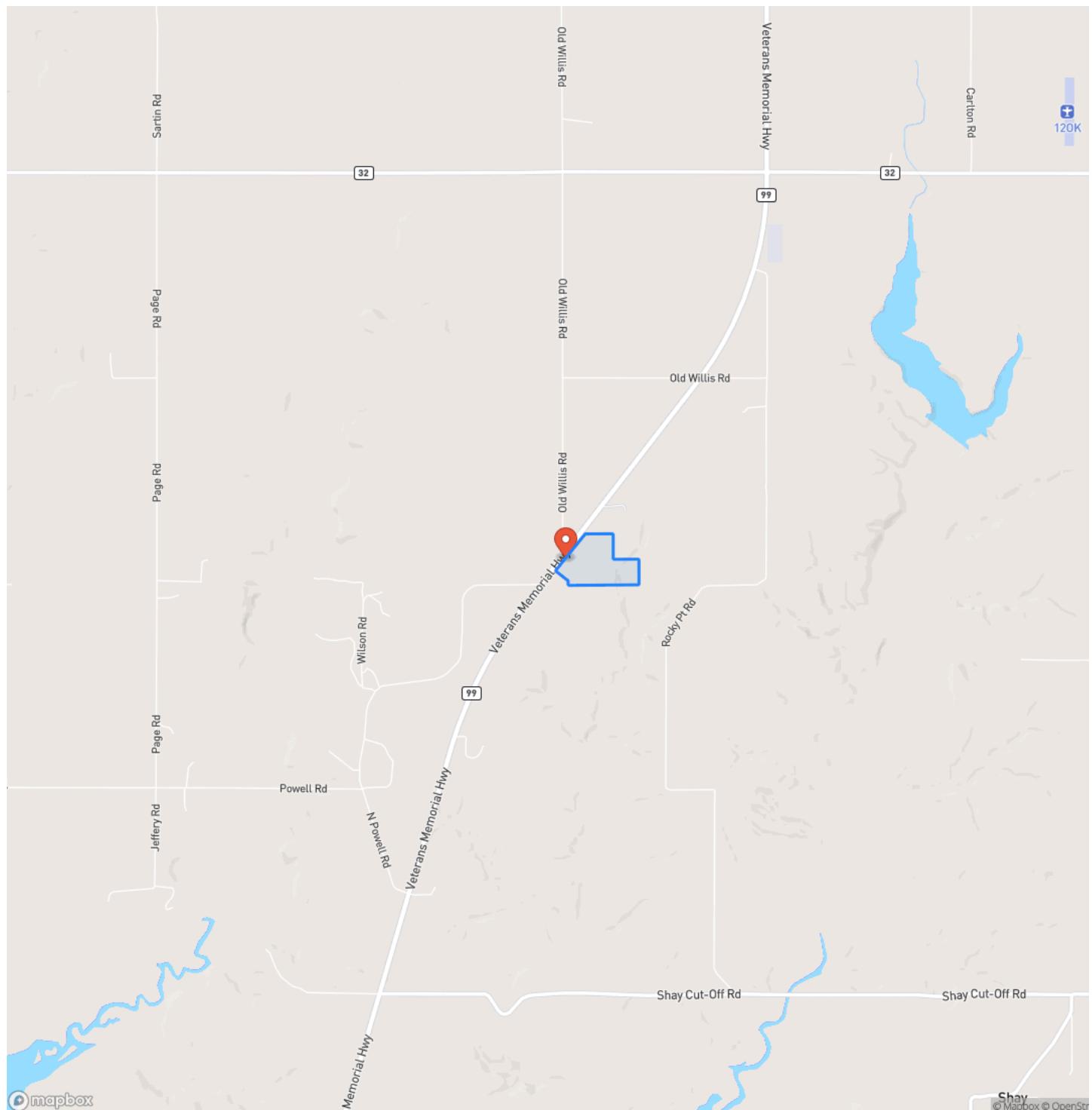


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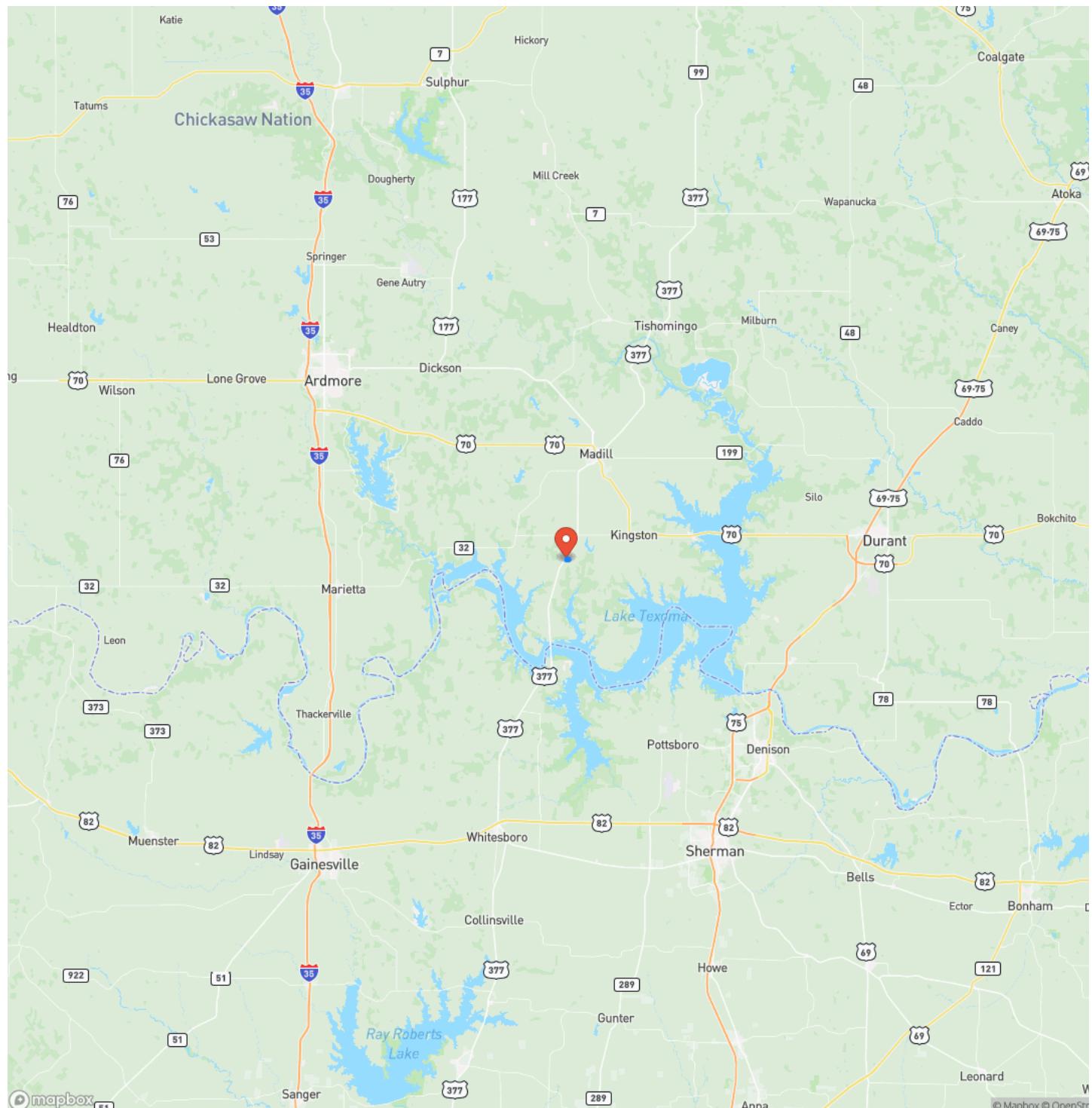


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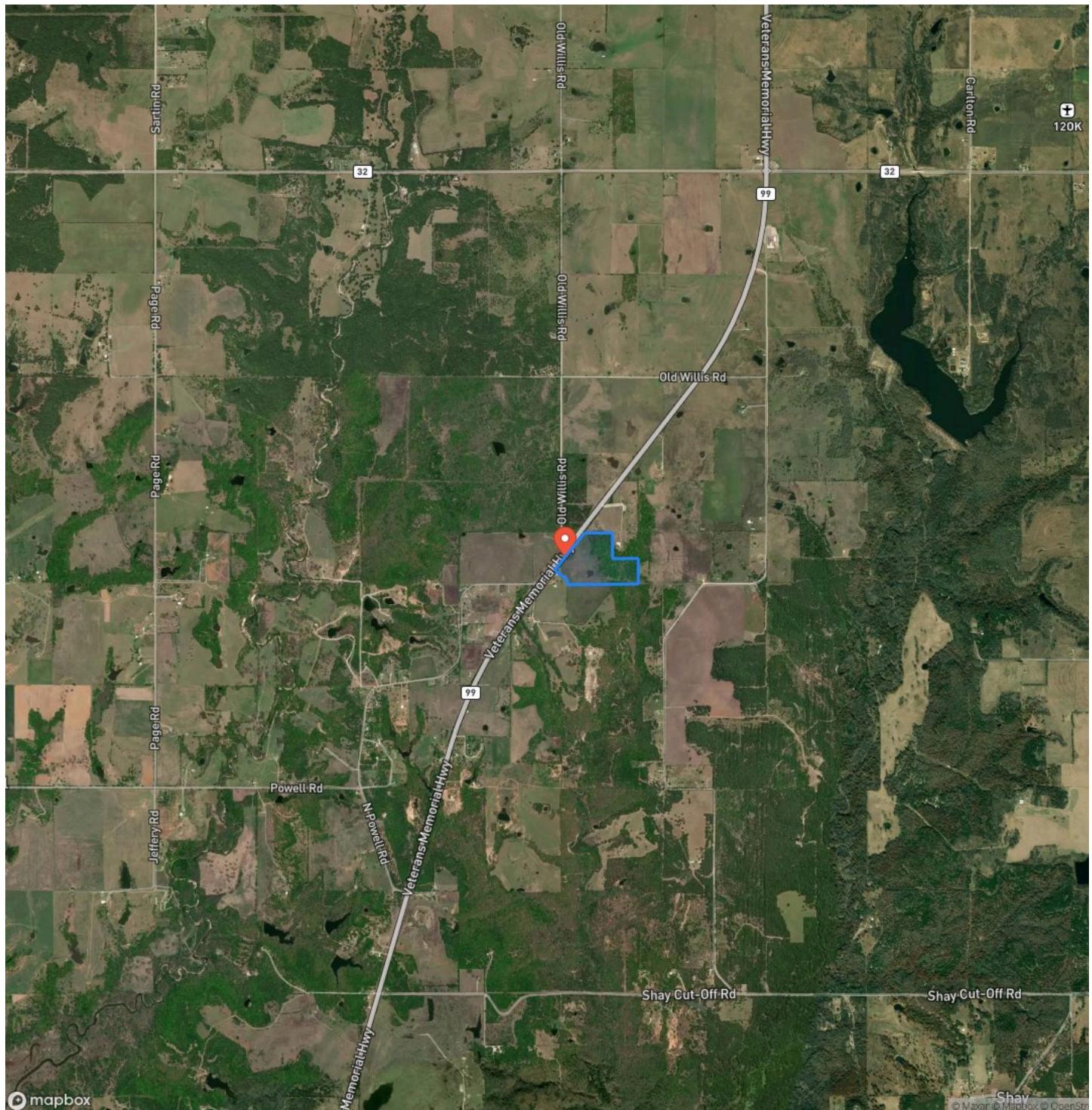
Locator Map



Locator Map



Satellite Map



High Roller Ranch Kingston, OK / Marshall 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>

NOTES



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MORE INFO ONLINE:
<http://legendary.land>

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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