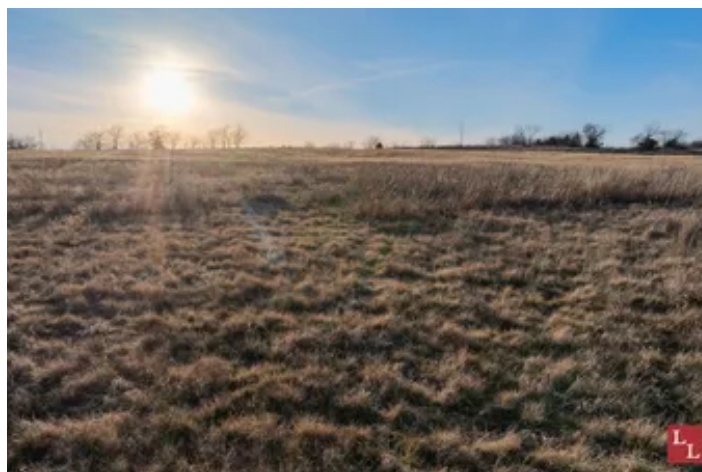


High Roller Ranch
Hwy 99
Kingston, OK 73439

\$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'
- *Bremuda 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.

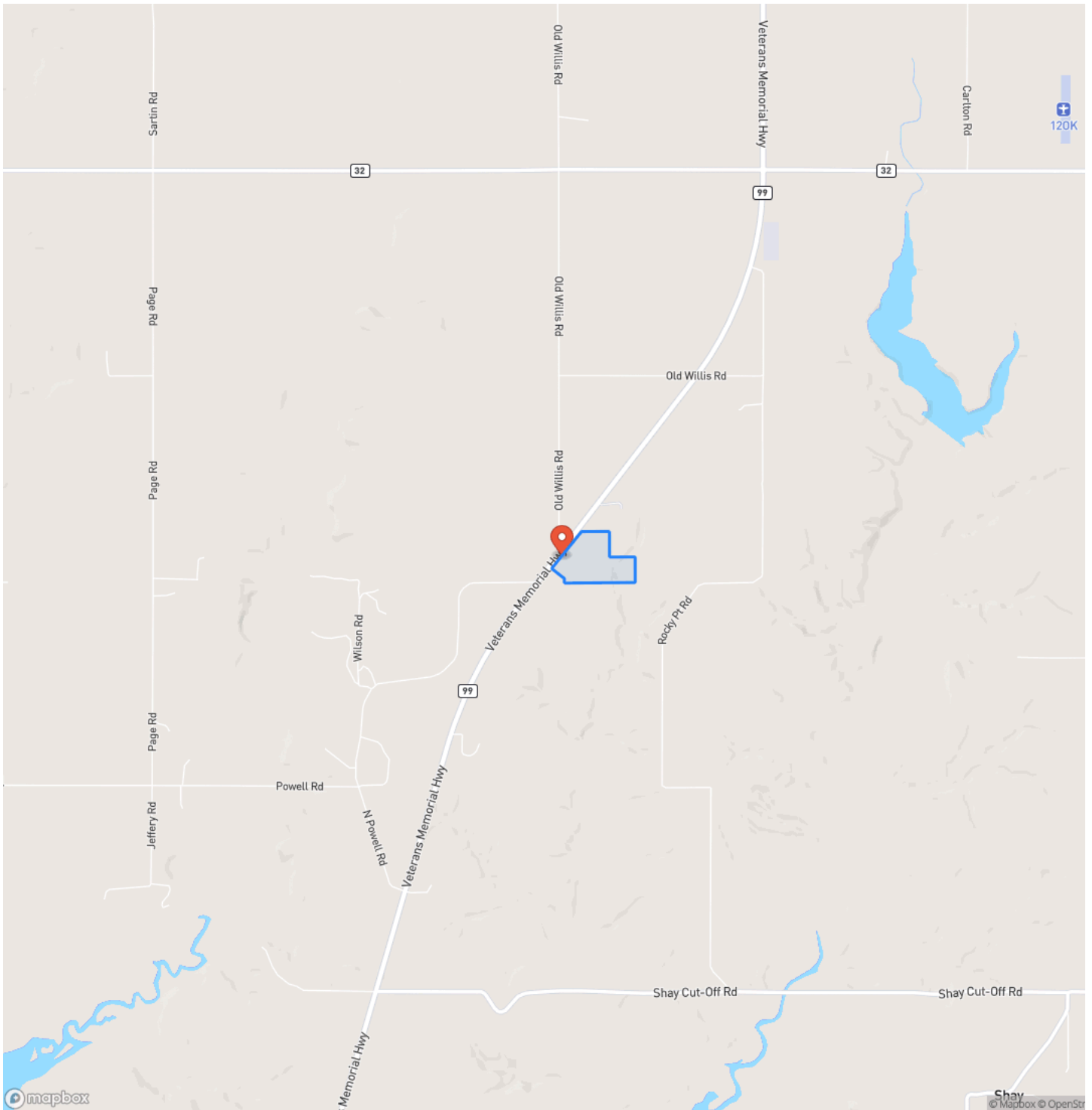
All showings must be coordinated with the Listing Broker in advance.



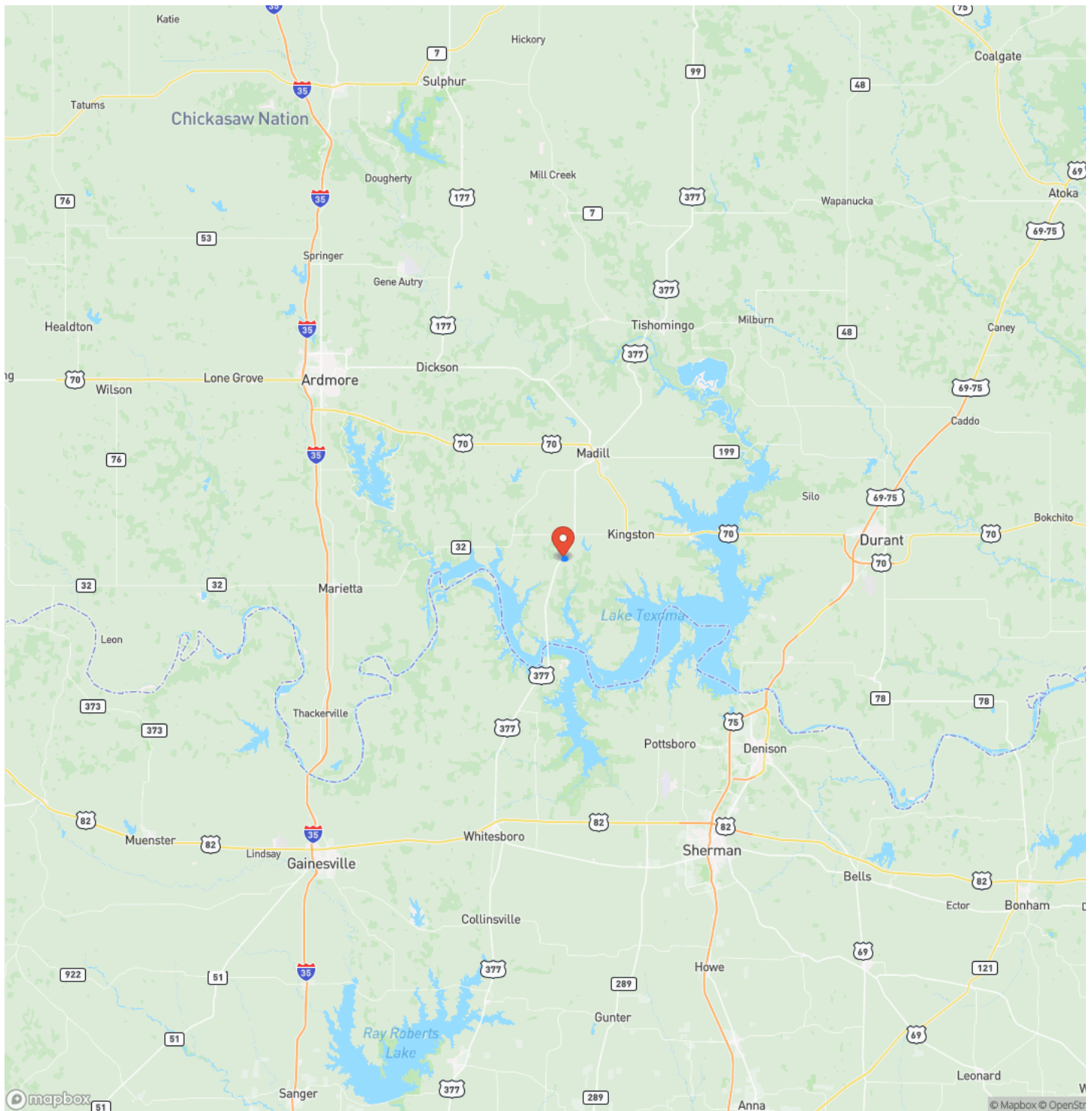
High Roller Ranch
Kingston, OK / Marshall County



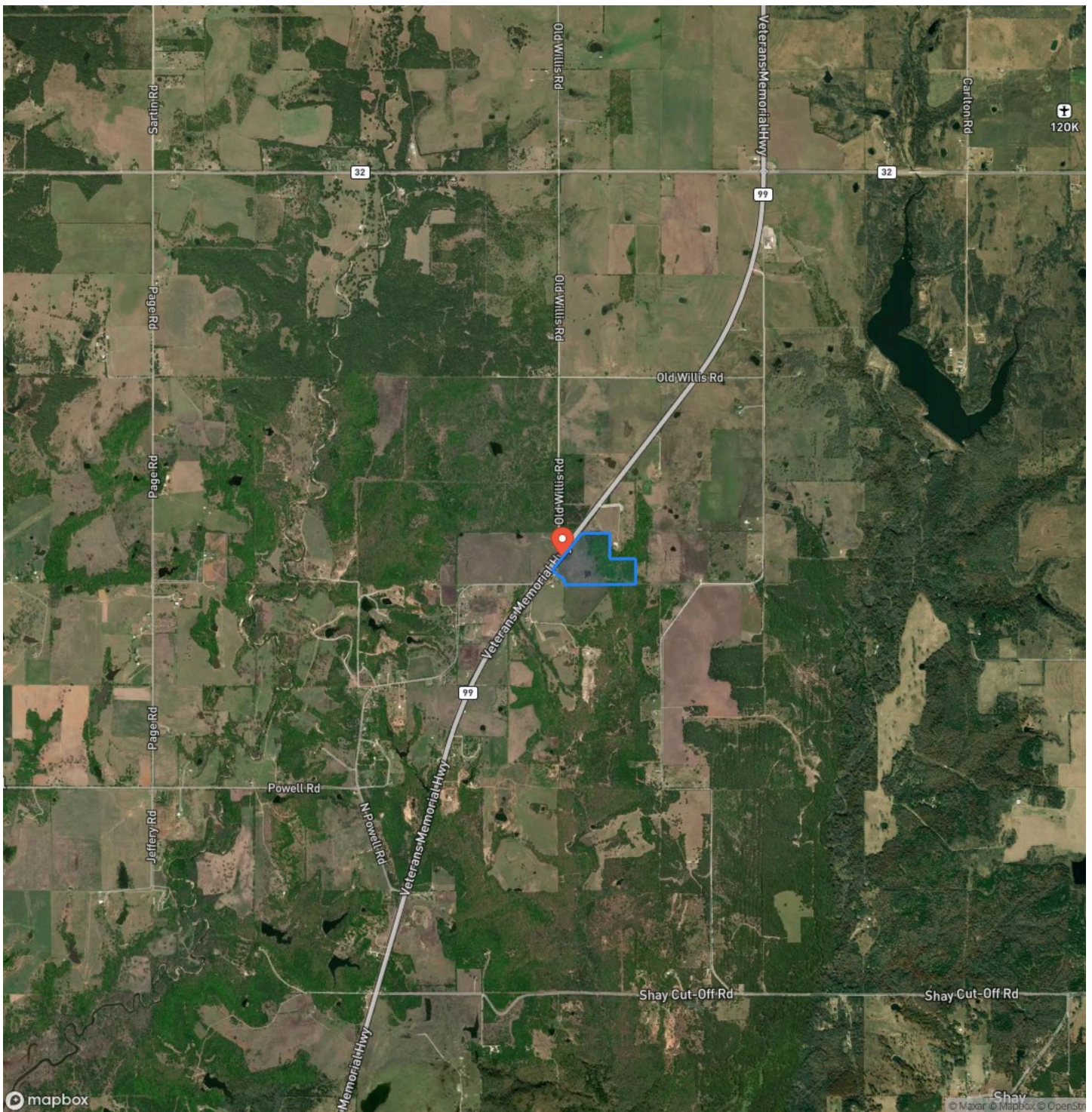
Locator Map



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

[illegible]

This image shows a blank 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.



http://legendary.land

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
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