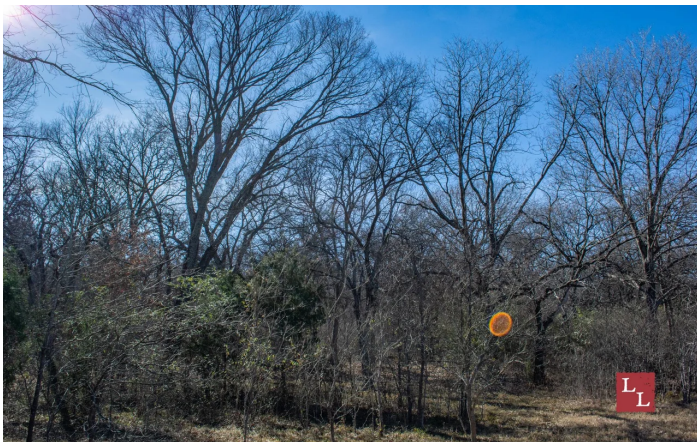


**Caddo Creek Vista**  
6238 Refinery Road  
Ardmore, OK 73401

**\$115,000**  
10 +/- acres  
Carter County





**Caddo Creek Vista**  
**Ardmore, OK / Carter County**

---

**SUMMARY**

**Address**

6238 Refinery Road

**City, State Zip**

Ardmore, OK 73401

**County**

Carter County

**Type**

Recreational Land, Undeveloped Land, Single Family

**Latitude / Longitude**

34.2499 / -97.107

**Taxes (Annually)**

20

**Acreage**

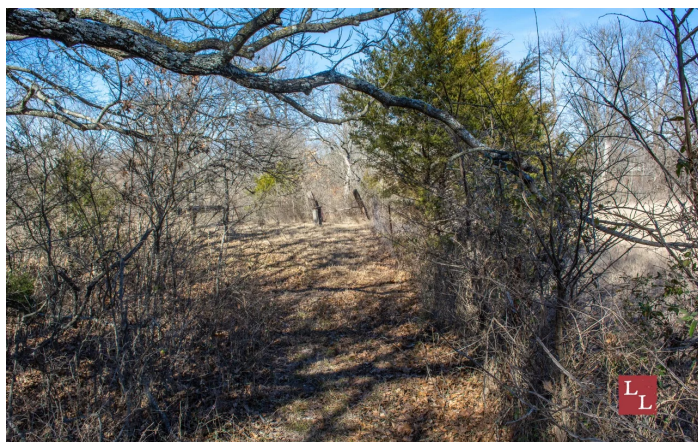
10

**Price**

\$115,000

**Property Website**

<https://legendary.land/property/caddo-creek-vista-carter-oklahoma/24664>





## **PROPERTY DESCRIPTION**

The Caddo Creek Vista is an ideal homesite located on the outskirts of Ardmore, OK. This property has an abundance of mature hardwood timber and sandy loam soils situated right above Caddo Creek.

### **Location:**

- \*Ardmore, OK - 7 miles
- \*Oklahoma City - 94 miles
- \*DFW - 105 miles

### **Access:**

- \*1/8 mile of paved Refinery Road frontage

### **Water:**

- \*One Small Pond

### **Utilities:**

- \*Electric Meter
- \*Rural Water available

### **Climate:**

- \*Approximately +/- 38 inches of annual precipitation

### **Minerals:**

- \*Surface Only

### **Wildlife:**

- \*Whitetail Deer
- \*Wild Turkey
- \*Dove
- \*Wild Hogs

### **Terrain:**

- \*Mature old growth hardwoods
- \*Sandy Loam soils
- \*Topography ranging from 780'-725'

### **Equipment:**

- \*NA





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

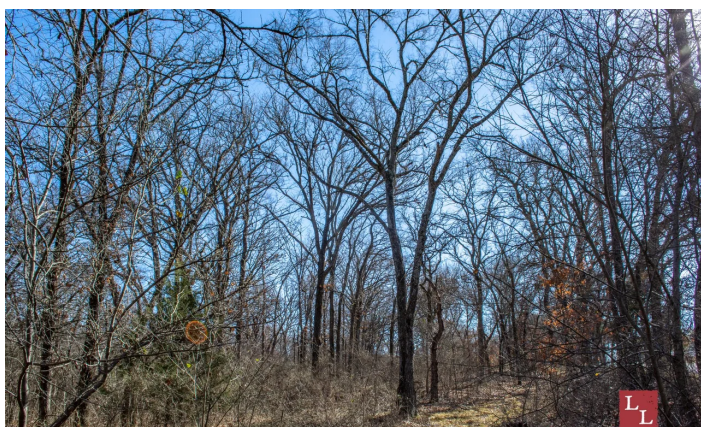
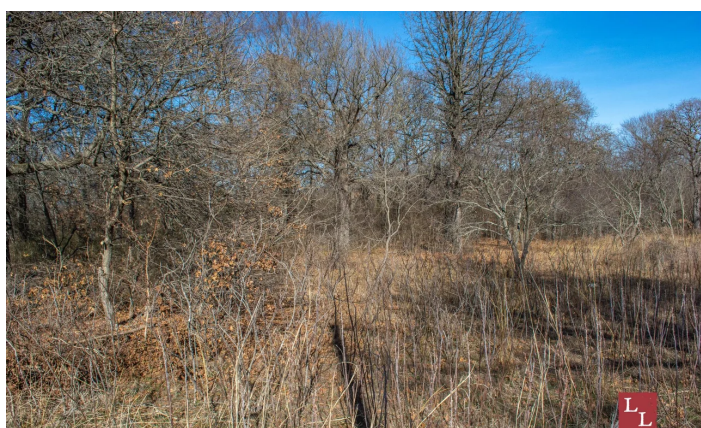
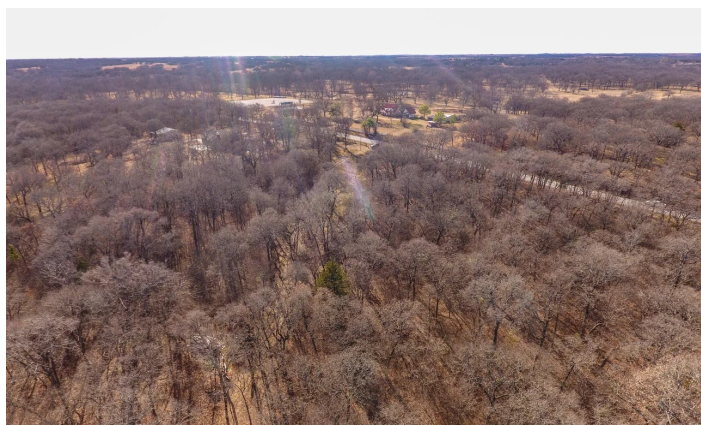
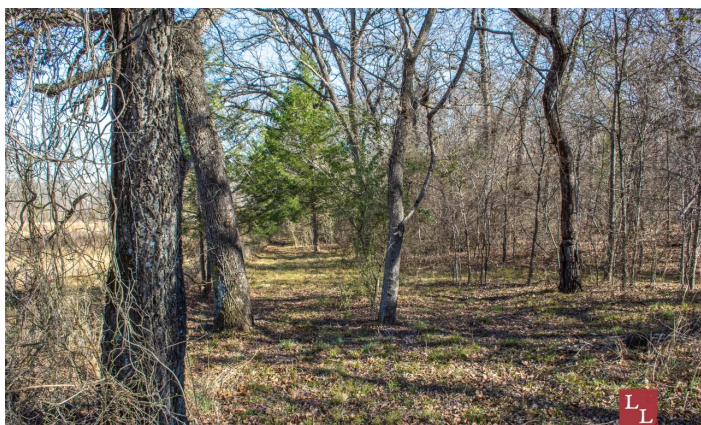
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will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





**Caddo Creek Vista**  
**Ardmore, OK / Carter County**

---



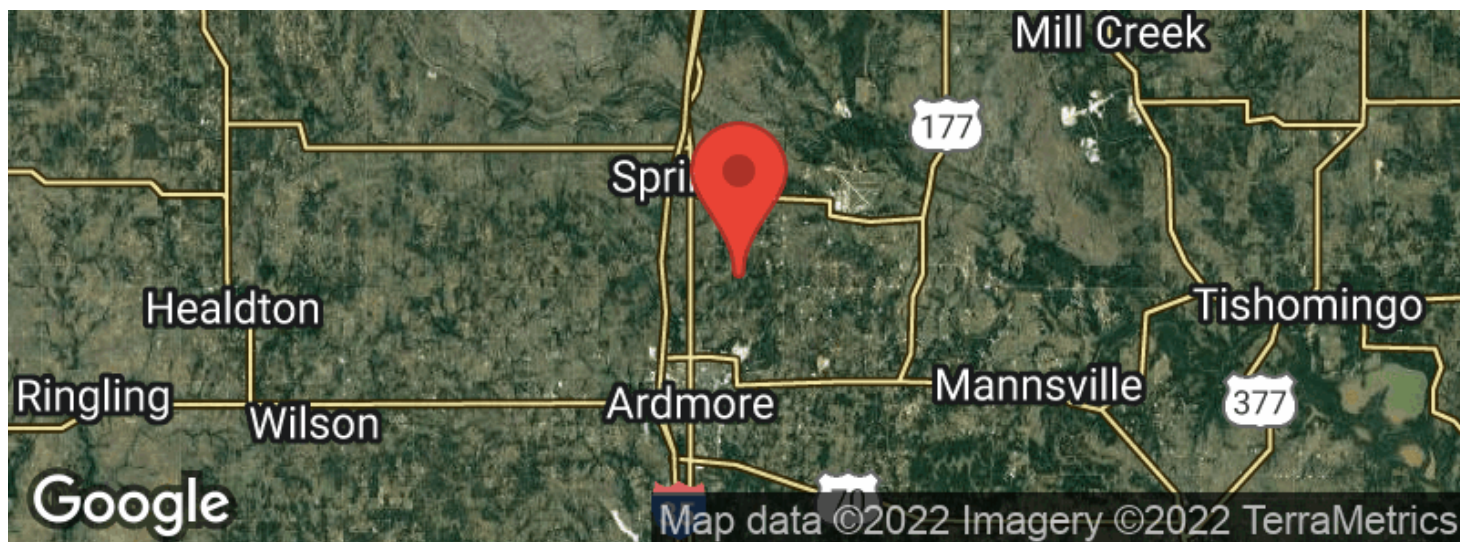
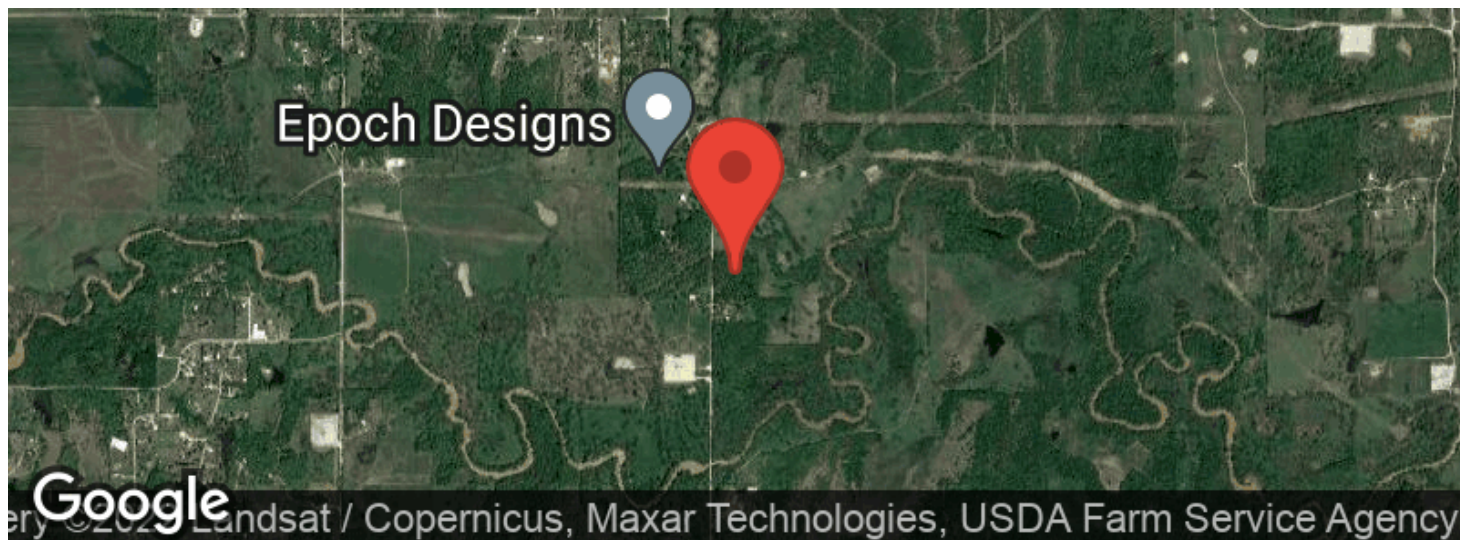


## Locator Maps





## Aerial Maps





## 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]



## **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**  
1021 Regal Rd  
Yukon, OK 73099  
(405) 206-0914  
<http://legendary.land>

---

