Iona Ranch Iona Road Davis, OK 73030 \$392,000 80± Acres Murray County









Iona Ranch Davis, OK / Murray County

SUMMARY

Address

Iona Road

City, State Zip

Davis, OK 73030

County

Murray County

Type

Hunting Land, Recreational Land, Ranches, Farms

Latitude / Longitude

34.6151 / -97.0442

Taxes (Annually)

124

Acreage

80

Price

\$392,000

Property Website

https://legendary.land/property/iona-ranch-80-west-murray-oklahoma/29593









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PROPERTY DESCRIPTION

lona Ranch West 80 is a beautiful property located just north of the Arbuckle Mountains near Davis, OK. This rolling native property covers 80 scenic acres in a rural South-central Oklahoma setting.

Location:

- *Sulphur 12 miles
- *Davis 13 miles
- *Lake of the Arbuckles 16 miles
- *Ardmore 39 miles
- *Oklahoma City 91 miles
- *DFW 135 miles

Access:

*1/4 mile of Iona Road frontage

Water:

- *Three ponds
- *Seasonal creeks

Utilities:

- *Rural water available
- *Electric Available

Climate:

*Approximately +/-38 inches of annual precipitation

Minerals:

*Surface Only

Wildlife:

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

Fishing

*Bass



- *Bluegill
- *Catfish

Terrain:

- *Elevation from 990' 1,040'
- *Rolling post oak savannah
- *Native & improved grass pastures
- *Seasonal creeks and drainages
- *Sand Plum thickets

Improvements:

*NA

Equipment:

*NA

General Description:

lona Ranch is a beautiful property located just north of the Arbuckle Mountains near Davis, OK. The ranch covers 80 acres in a scenic and rural setting. General access to the property can be gained on the north boundary of lona Road and the southeast corner of Burnside Road. This area of Oklahoma is known as the Crosstimbers region, where the dense old-growth timber forests transition into Post Oak savannah, providing a canopy of shade beside the beautiful native grass prairies. A notable feature of this ranch is the healthy population of Rio Grande turkeys which is a testament to the healthy native habitat which has been maintained over the years. Sand plum thickets, persimmon saplings, along with scattered native pecan trees all provide a richly diverse habitat for native wildlife. Multiple ponds and seasonal creeks provide ample water to run a cattle operation or mixed herd.

This property will also be offered in one larger tract as +/-160 acres or another half in the Iona Ranch East +/-80.

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.



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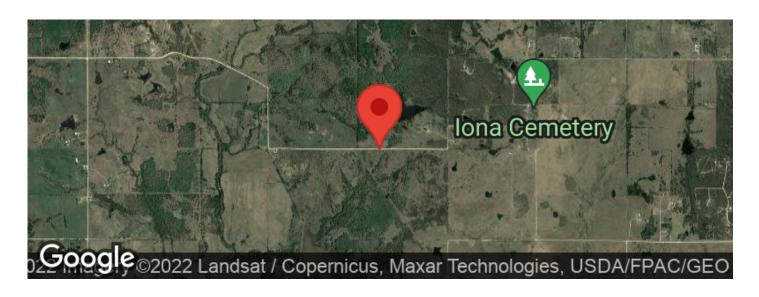


Locator Maps





Aerial Maps





LISTING REPRESENTATIVE

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<u>NOTES</u>				



<u>NOTES</u>			



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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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