

Niblett Homestead
Slippery Falls Rd
Tishomingo, OK 73460

\$945,000
120± Acres
Johnston County



Niblett Homestead
Tishomingo, OK / Johnston County

SUMMARY

Address

Slippery Falls Rd

City, State Zip

Tishomingo, OK 73460

County

Johnston County

Type

Hunting Land, Recreational Land, Single Family, Ranches

Latitude / Longitude

34.2887 / -96.744203

Dwelling Square Feet

1728

Bedrooms / Bathrooms

2 / 2

Acreage

120

Price

\$945,000

Property Website

<https://legendary.land/property/niblett-homestead-johnston-oklahoma/92174/>



PROPERTY DESCRIPTION

The Niblett Homestead offers a perfect blend of heritage charm and modern country living across 120 acres of rolling Oklahoma countryside. This property features a beautifully reimagined 1,728± square foot home, originally built around the core of a 1960s two-bedroom farmhouse, thoughtfully expanded and updated into a warm, inviting modern farmhouse that honors its historic roots. The home's design combines rustic authenticity with updated finishes, featuring open living spaces, natural light, and classic farmhouse details throughout. The original homestead structure has been carefully preserved within the new build, blending vintage character with contemporary comfort. Outside, a custom-built chicken house and lavender garden highlight the property's self-sufficient, homestead appeal. Multiple raised flowerbeds provide color and charm, while the surrounding acreage transitions from native grass pastures to mature hardwood timber with scattered brush, ideal for grazing, wildlife, or recreation. The land is diverse and scenic — from open grasslands to shaded oak groves — offering both beauty and functionality. A stocked pond adds to the setting's utility, serving livestock or simply enhancing the view.

Additional acreage available, 40-90 adjoining acres. See listing Lost Cabin Ranch

Location:

- *Tishomingo - 7 miles
- *Oklahoma City - 112 miles
- *DFW - 126 miles
- *Lake Texoma - 25 miles
- *Blue River - 11 Miles

Access:

- *County Road Access Slippery Falls Road

Water:

- *2 Ponds

Utilities:

- *Rural water
- *Electric Meter
- *Septic System

Climate:

- *Approximately +/- 41 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill

Terrain:

- *60/40 Open to wooded terrain



*Elevation ranges from 770' to 830'.

*Native Grass pastures

Improvements:

*1728 sqft house updated in 2023

*2 bed 2 bath

Equipment:

*NA

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

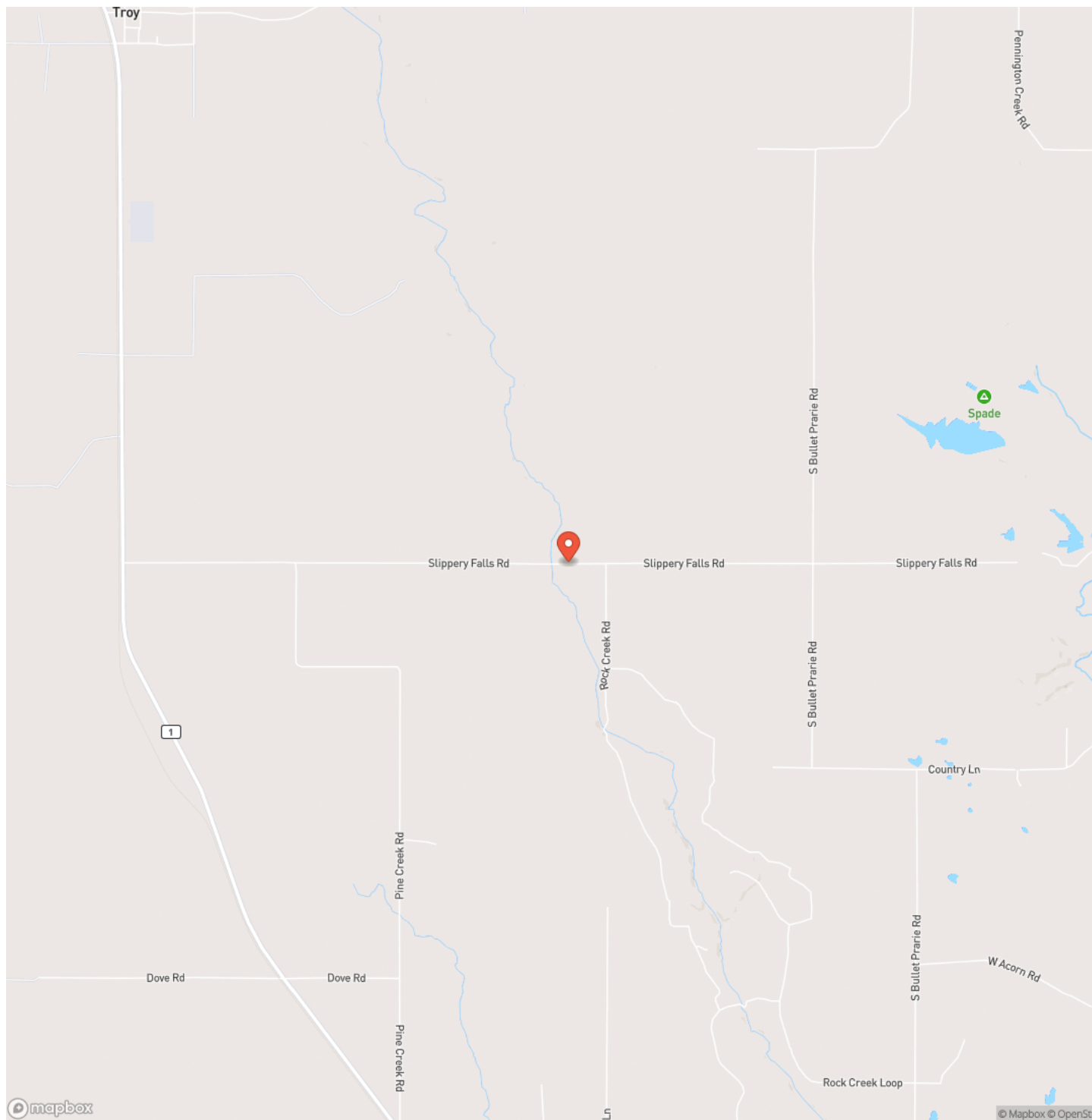
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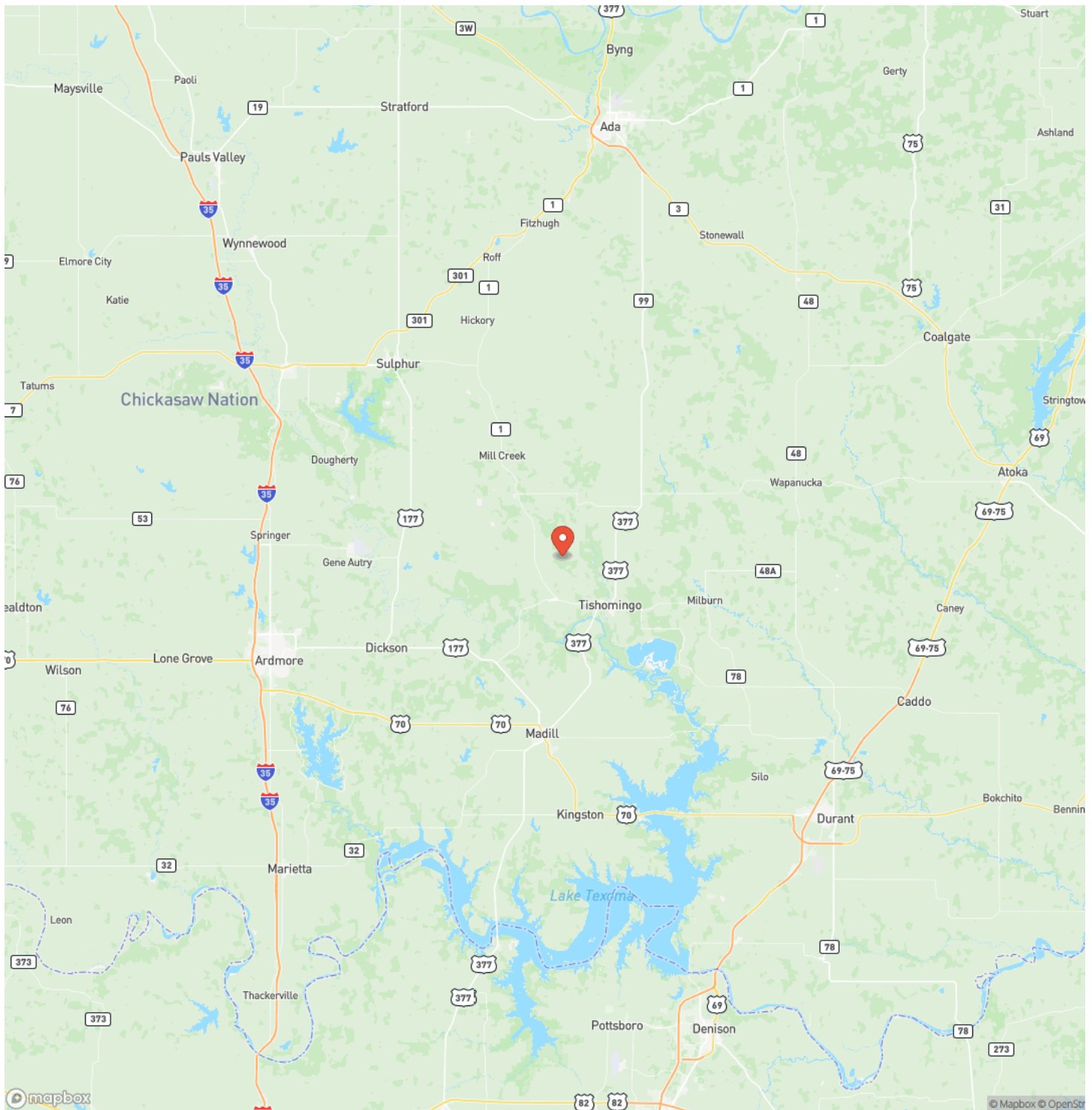
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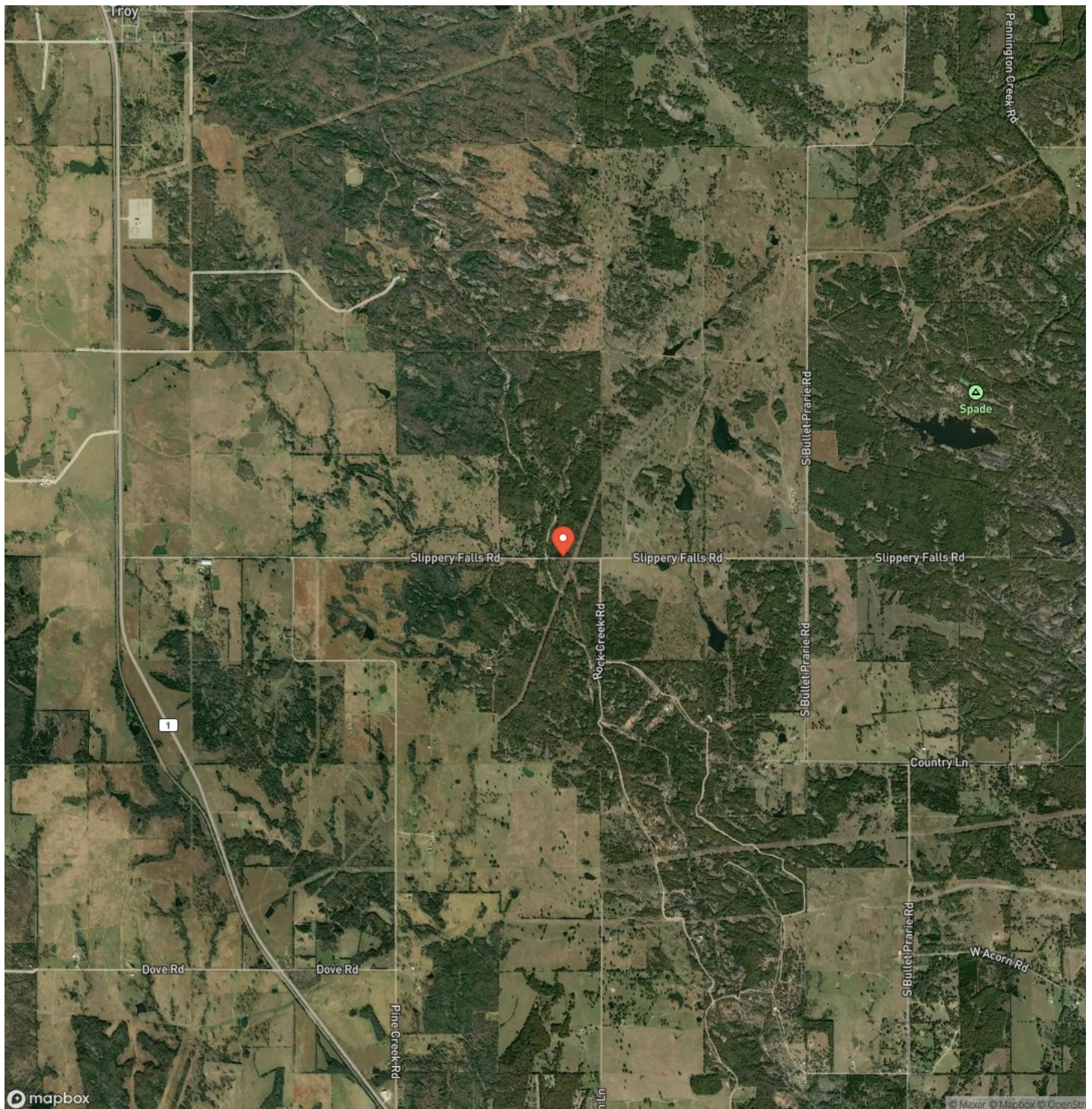
Locator Map



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 full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



http://legendary.land

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