

Maverick Ranch
Highway 76
Wilson, OK 73463

\$603,750
115± Acres
Carter County



Maverick Ranch
Wilson, OK / Carter County

SUMMARY

Address

Highway 76

City, State Zip

Wilson, OK 73463

County

Carter County

Type

Farms, Ranches, Recreational Land

Latitude / Longitude

34.089852 / -97.422296

Taxes (Annually)

165

Bedrooms / Bathrooms

1 / 1

Acreage

115

Price

\$603,750

Property Website

<https://legendary.land/property/maverick-ranch-carter-oklahoma/57820/>



PROPERTY DESCRIPTION

Description

Maverick Ranch is a 115 acres of highly managed whitetail deer hunting habitat located in western Carter County. The owners of this property have been passionate about creating and preserving the right habitat to attract and hold deer year-round. The mix of mature oaks, along with areas of heavy browse and sand plum thickets, constitutes the crosstimbers region of Oklahoma. Additionally, this property holds untapped potential for managed waterfowl habitat, with a slough and seasonal creek running along its entire western boundary. At the southern end of the property sits a new hunter's cabin complete with a utility shed and cleaning station.

Location:

- *Wilson, OK - 5 miles
- *Ardmore, OK - 21
- *Winstar Casino - 39 miles
- *DFW - 107 miles
- *Oklahoma City - 117 miles

Access:

- *3/4 mile of paved Highway 76
- *1/4 mile of gravel Maverick Road

Water:

- *5.5 acre spring-fed slough
- *3,000' + of seasonal creeks

Utilities:

- *Water Well
- *Electric Meter
- *Septic System

Climate:

- *Approximately +/-38 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill

Terrain:

- *Topography ranging from 900' - 960'
- *Sandy soils



- *Crosstimbers habitat
- *Wetland slough with moist soil vegetation

Improvements:

- *Hunting Cabin 20' x 40'
- *Game cleaning shed
- *Washer and dryer

Equipment:

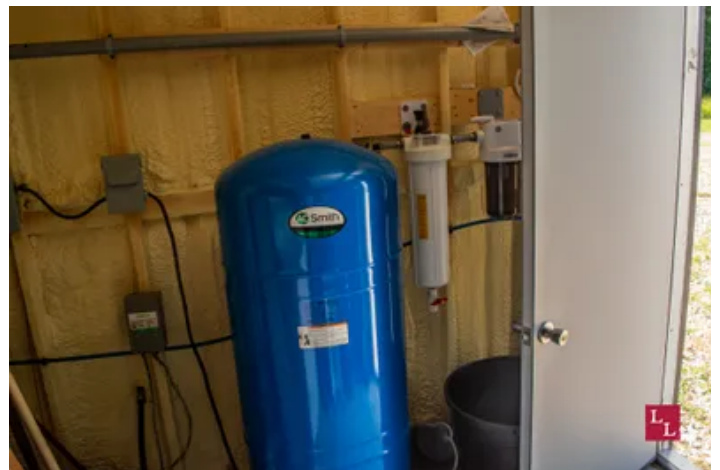
- *NA

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

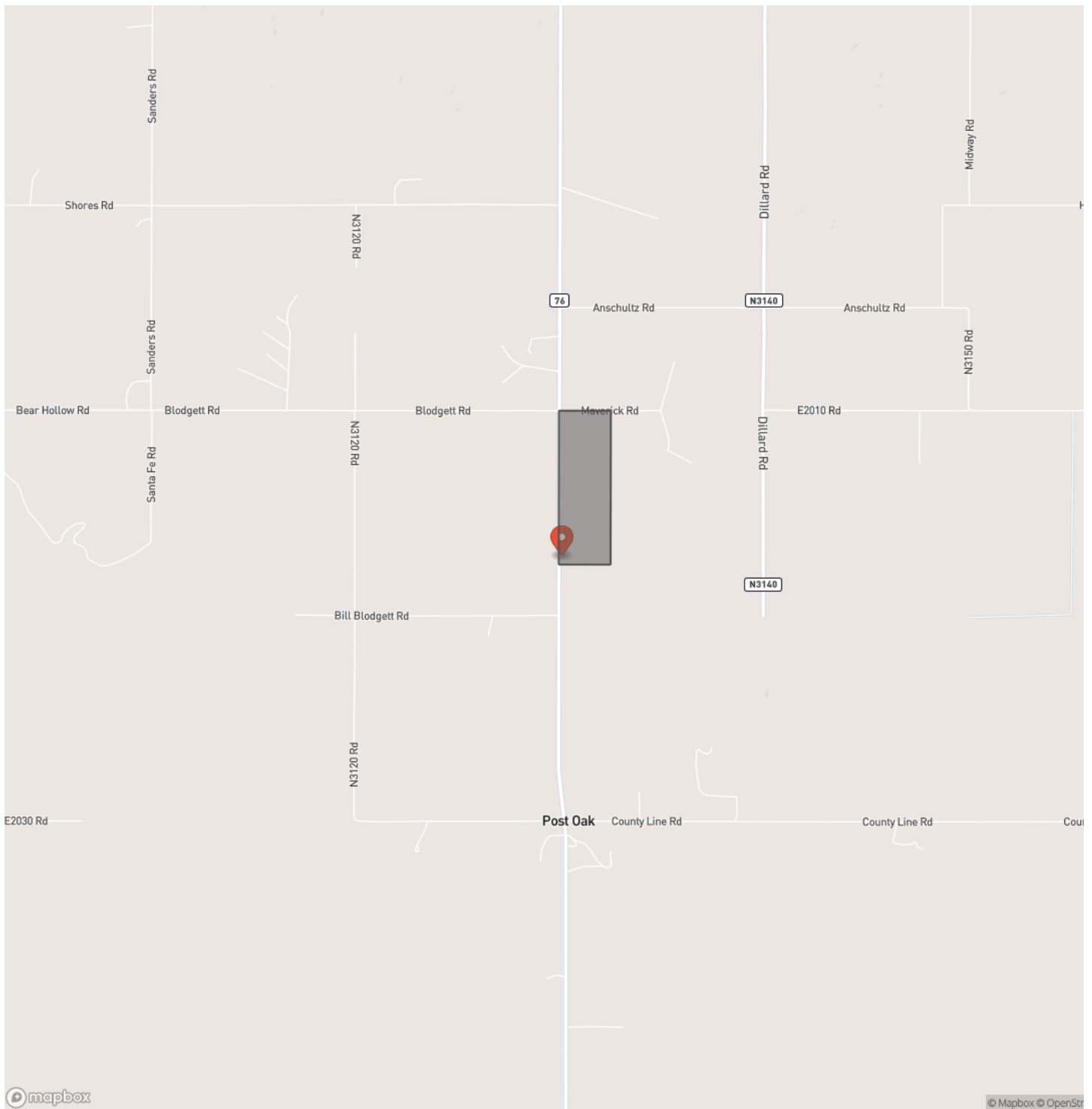
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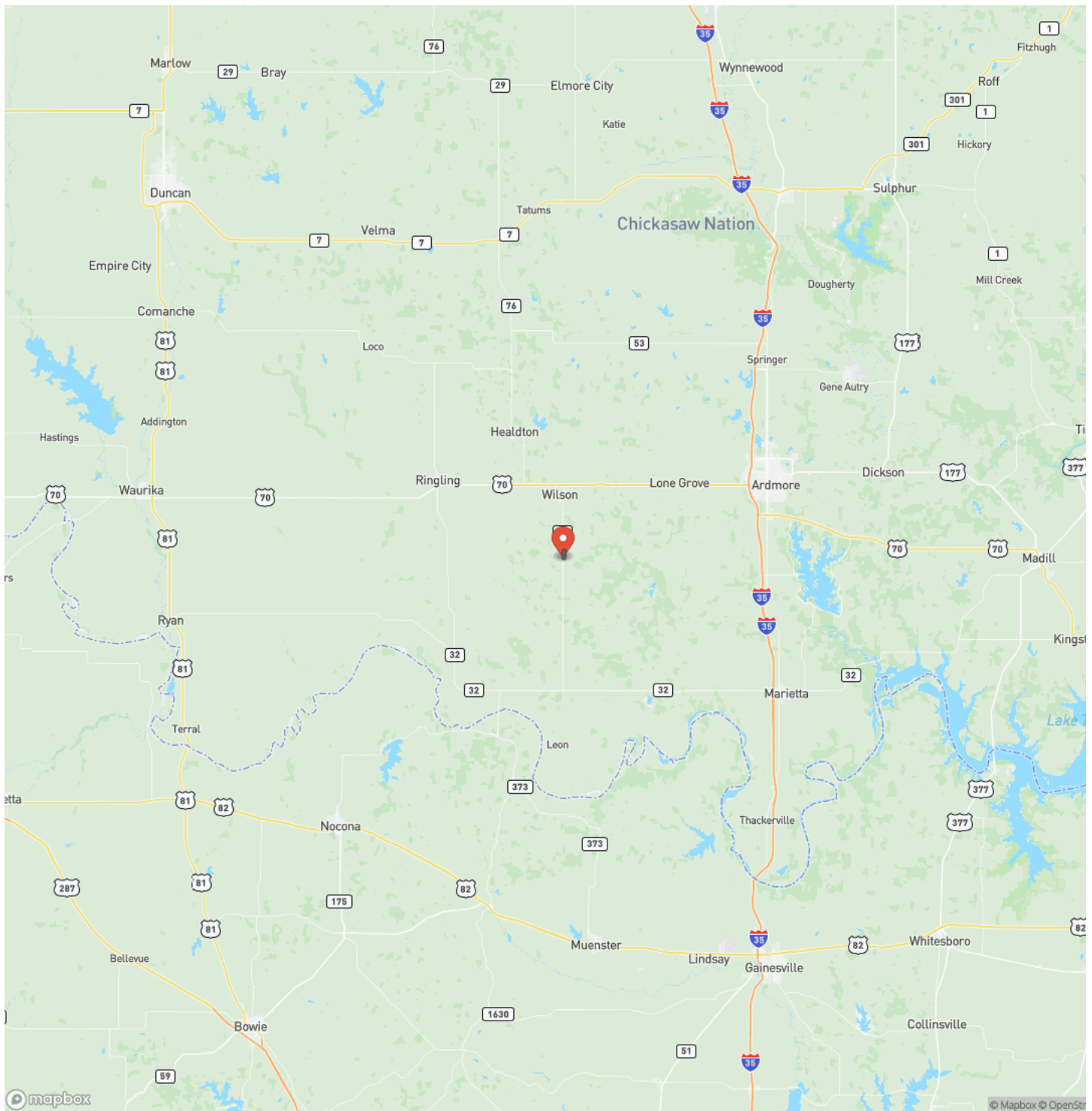
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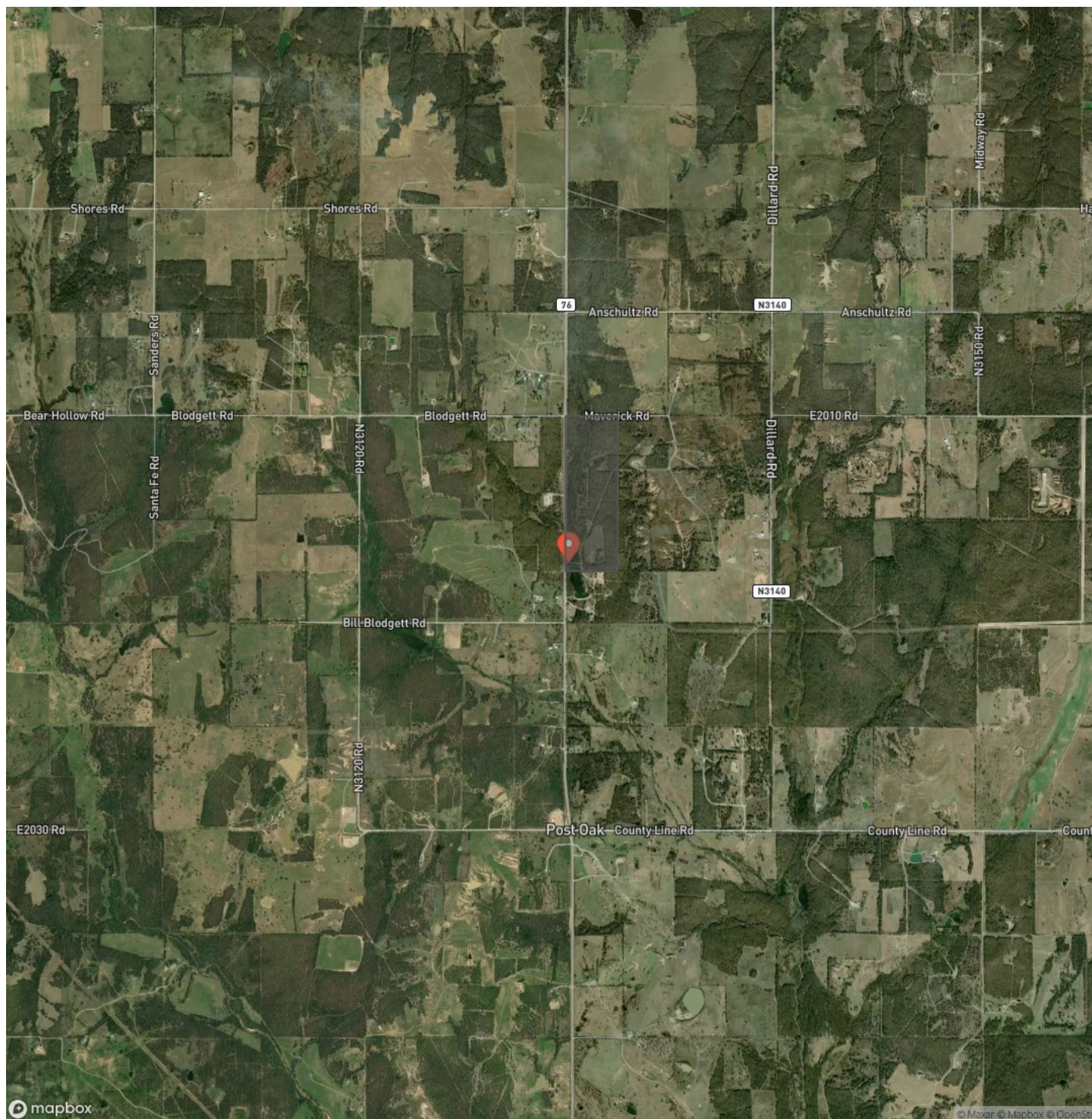
Locator Map



Locator Map



Satellite Map



Maverick Ranch
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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

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