

Grey Duck Ranch
E 2060 Rd
Wilson, OK 73463

\$650,000
90± Acres
Carter County



Grey Duck Ranch
Wilson, OK / Carter County

SUMMARY

Address

E 2060 Rd

City, State Zip

Wilson, OK 73463

County

Carter County

Type

Farms, Recreational Land, Ranches, Hunting Land

Latitude / Longitude

34.027337 / -97.361257

Dwelling Square Feet

400

Bedrooms / Bathrooms

1 / 1

Acreage

90

Price

\$650,000

Property Website

<https://legendary.land/property/grey-duck-ranch-carter-oklahoma/103996/>



Grey Duck Ranch **Wilson, OK / Carter County**

PROPERTY DESCRIPTION

Located just west of I-35 on Oswalt Road in Love County, Oklahoma, Grey Duck Ranch is a standout 90-acre tract in a highly sought-after area known for quality ranches, horse properties, and a strong community of landowners focused on wildlife management.

From the moment you pull through the gate, it's clear this is a place that's been cared for the right way. The property is exceptionally clean, well-maintained, and set up for immediate use. At the entrance, you'll find a solid set of cattle working pens with a working chute and water well-functional, efficient, and ready to go. The headquarters also includes a fully furnished 20-foot shipping container bunkhouse and a 30x40 shop with a 15-foot lean-to, complete with water and electric.

This is a true turnkey offering, featuring a 2017 John Deere 5075E tractor (approx. 400 hours), a John Deere MX-8 brush cutter, a 10-foot drag-type breaking plow, and a 165-gallon spray rig and other attachments. For the outdoorsman, the ranch comes equipped with a box blind, two feeders, and multiple ladder stands already in place.

The land itself offers a strong balance of usability and habitat. The east side is more open, with bermudagrass and a mix of native and improved grasses-ideal for grazing or hay production. The remainder of the ranch transitions into beautiful, mature oak timber with established trails and several natural openings. Toward the south end, a spring-fed moist soil area provides excellent potential for waterfowl development and could easily be enhanced into a managed duck hunting setup.

Surrounded by like-minded neighbors who prioritize quality deer management, this area consistently produces strong whitetail genetics along with outstanding turkey numbers. Whether you're looking to run cattle, develop a hunting property, build a horse setup, or create a private homestead, Grey Duck Ranch is the kind of place that's ready to enjoy from day one.

Location:

- *Oklahoma City -125 miles
- *DFW - 100 miles
- *Marietta - 20 miles
- *Ardmore - 30 miles

Access:

- *Oswalt road frontage

Water:

- * 1 pond
- * 1 slough
- * 7 acres of moist soil habitat

Utilities:

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

Climate:

- *Approximately +/- 39.8 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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



- *Quail
- *Wild Hogs

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Elevation ranges from 770' to 870'
- *property is composed of 60% wooded terrain to 40% open pasture.
- *Improved and native grass pastures
- *Mature oak savannah transitioning into thick underbrush
- *Spring fed moist soil area near south end of the property.

Improvements:

- *30x40 metal shop building
- *Shipping container bunk house
- *Cattle working pens & chute
- *Box blind and 2 feeders

Equipment:

- *John Deere Tractor 2017 5075E 400 hours
- *Frontend loader attachments
- *John Deere brush cutter MX8
- *10' drag type plow
- *165 gallon sprayer

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

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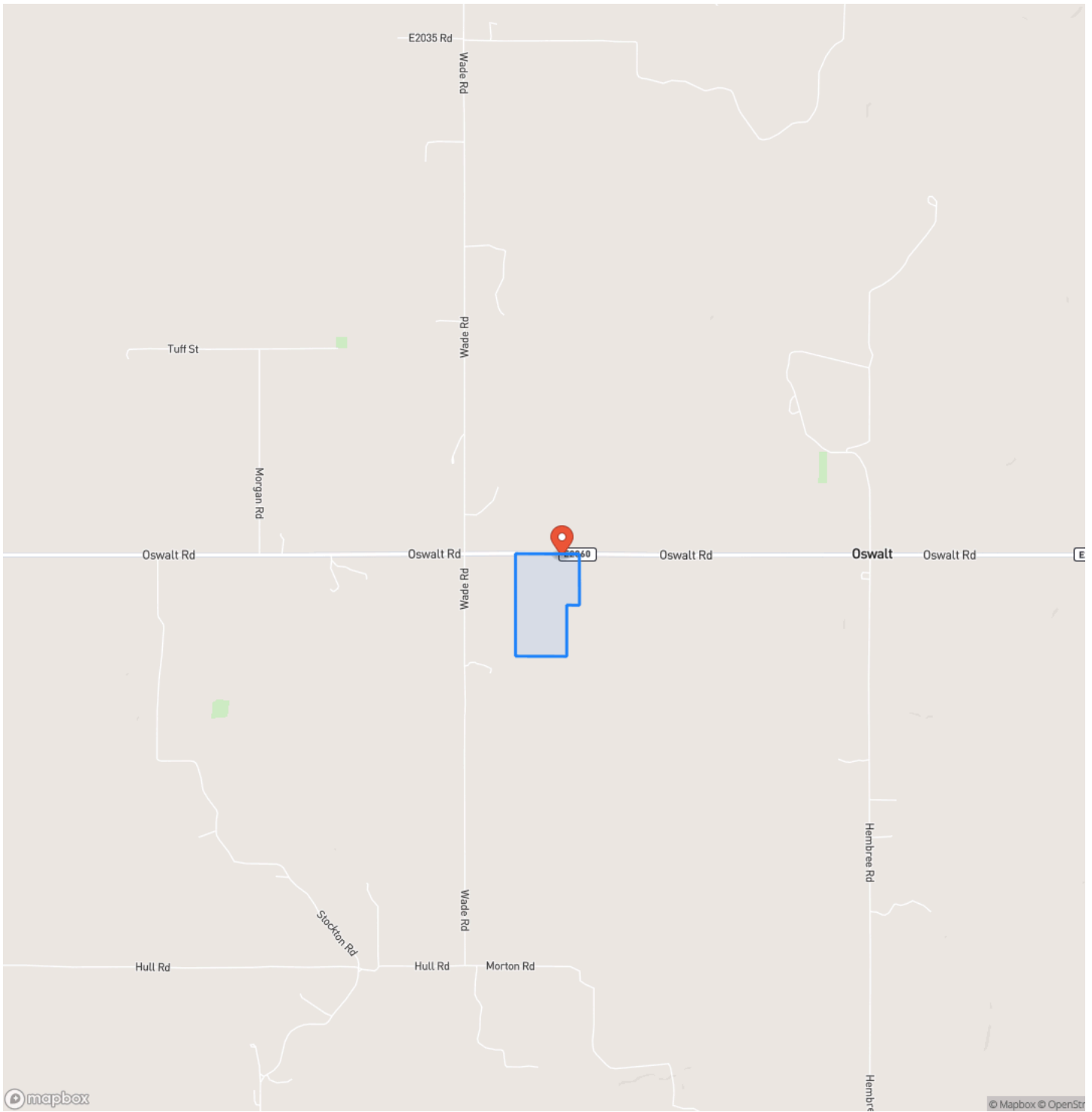
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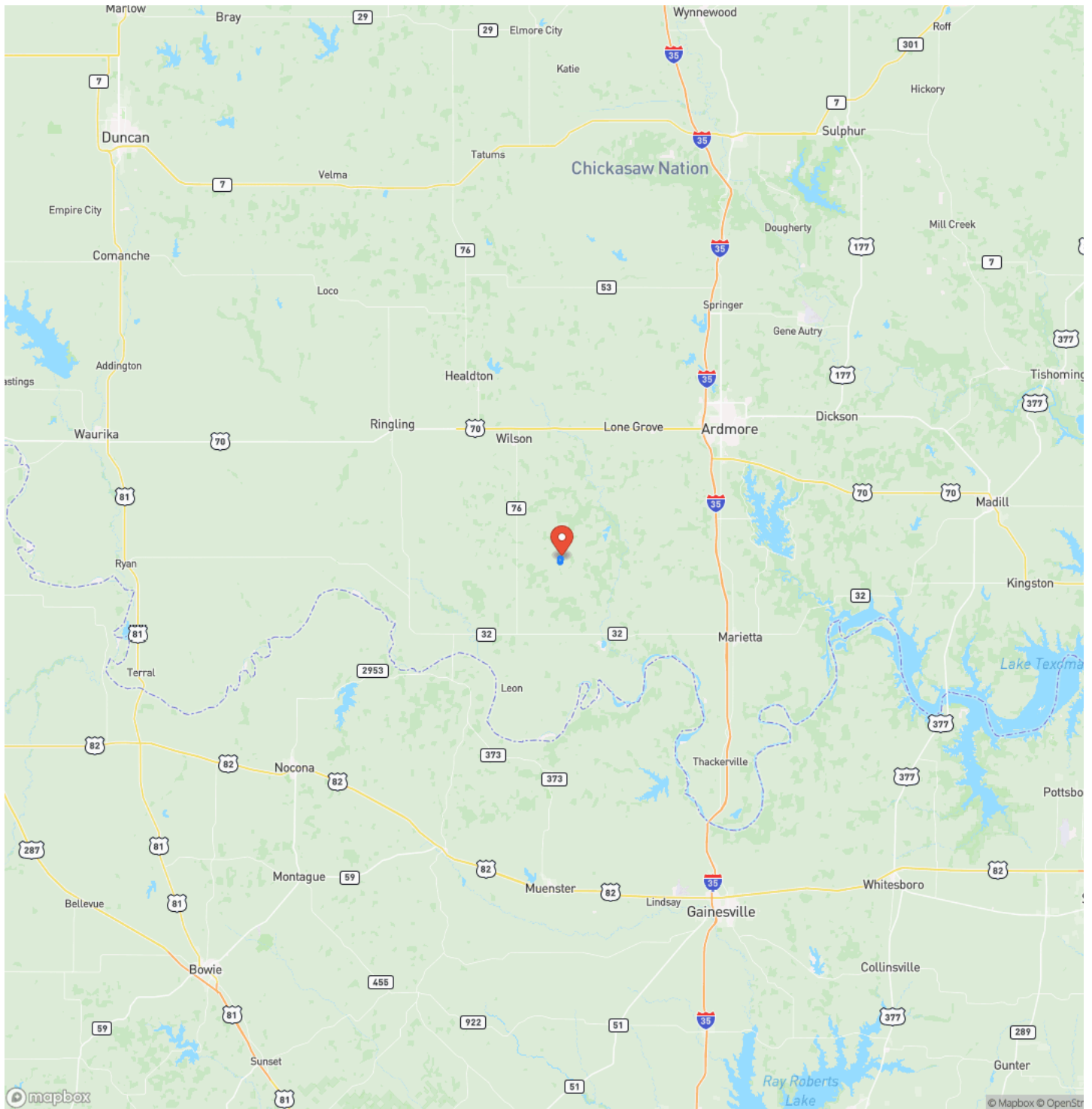
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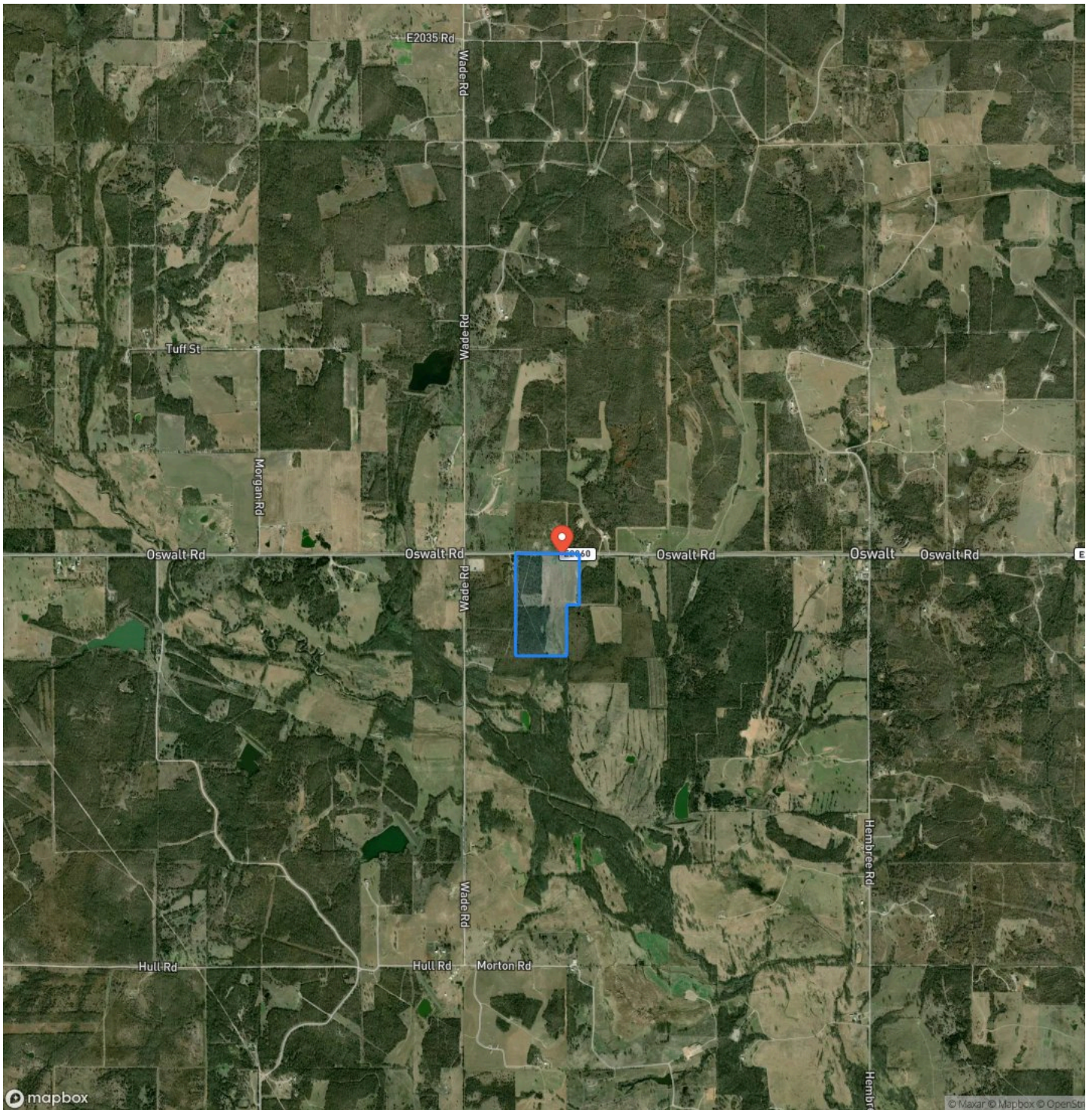
Locator Map



Locator Map



Satellite Map



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