

Clouds Branch Ranch 80
Johnson Rd
Marietta, OK 73448

\$800,000
80± Acres
Love County



Clouds Branch Ranch 80
Marietta, OK / Love County

SUMMARY

Address

Johnson Rd Johnson Road

City, State Zip

Marietta, OK 73448

County

Love County

Type

Recreational Land, Hunting Land, Undeveloped Land, Ranches

Latitude / Longitude

33.872117 / -97.143337

Acreage

80

Price

\$800,000

Property Website

<https://legendary.land/property/clouds-branch-ranch-80-love-oklahoma/116311/>



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PROPERTY DESCRIPTION

Clouds Branch 80 is a beautiful 80-acre ranch located just off I-35 in Love County, approximately 12 miles north of the Red River. Clouds Branch Creek winds through the property, surrounded by rolling terrain, thick cover, and steep wooded hillsides that give the ranch plenty of character. The property offers several scenic building sites, excellent hunting and wildlife habitat, and enough open ground to run livestock. Rural water is available, making this a great option for a homesite, hunting retreat, or small recreational ranch with convenient access to I-35.

Location:

- *Marietta - 6 miles
- *Thackerville - 7 miles
- *DFW - 78 miles
- *Oklahoma City - 120 miles

Access:

- *county road frontage

Water:

- *Over 3,100' of frontage along Clouds Branch creek
- *2 seasonal creeks

Utilities:

- *Rural water
- *Electric Meter Availability

Climate:

- *Approximately +/- 39.8 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Wild Hogs

Terrain:

- *Elevation ranges from 690' to 780'.
- *Property is heavily wooded along Clouds Branch creek and more open grassland in the upland away from the creek.
- *

Improvements:

- *NA

Equipment:

- *NA

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

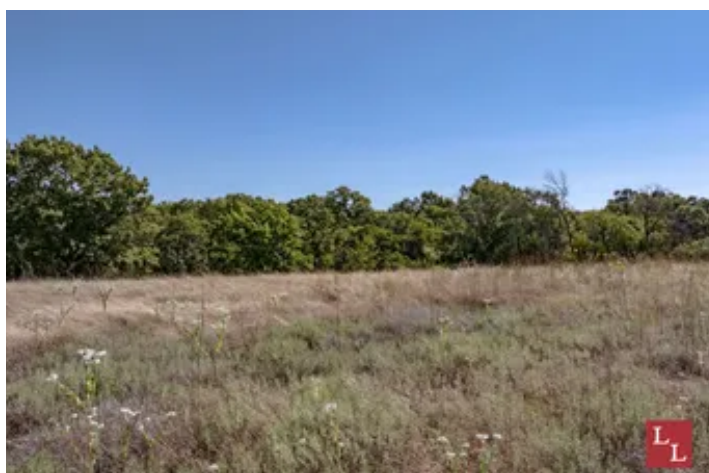
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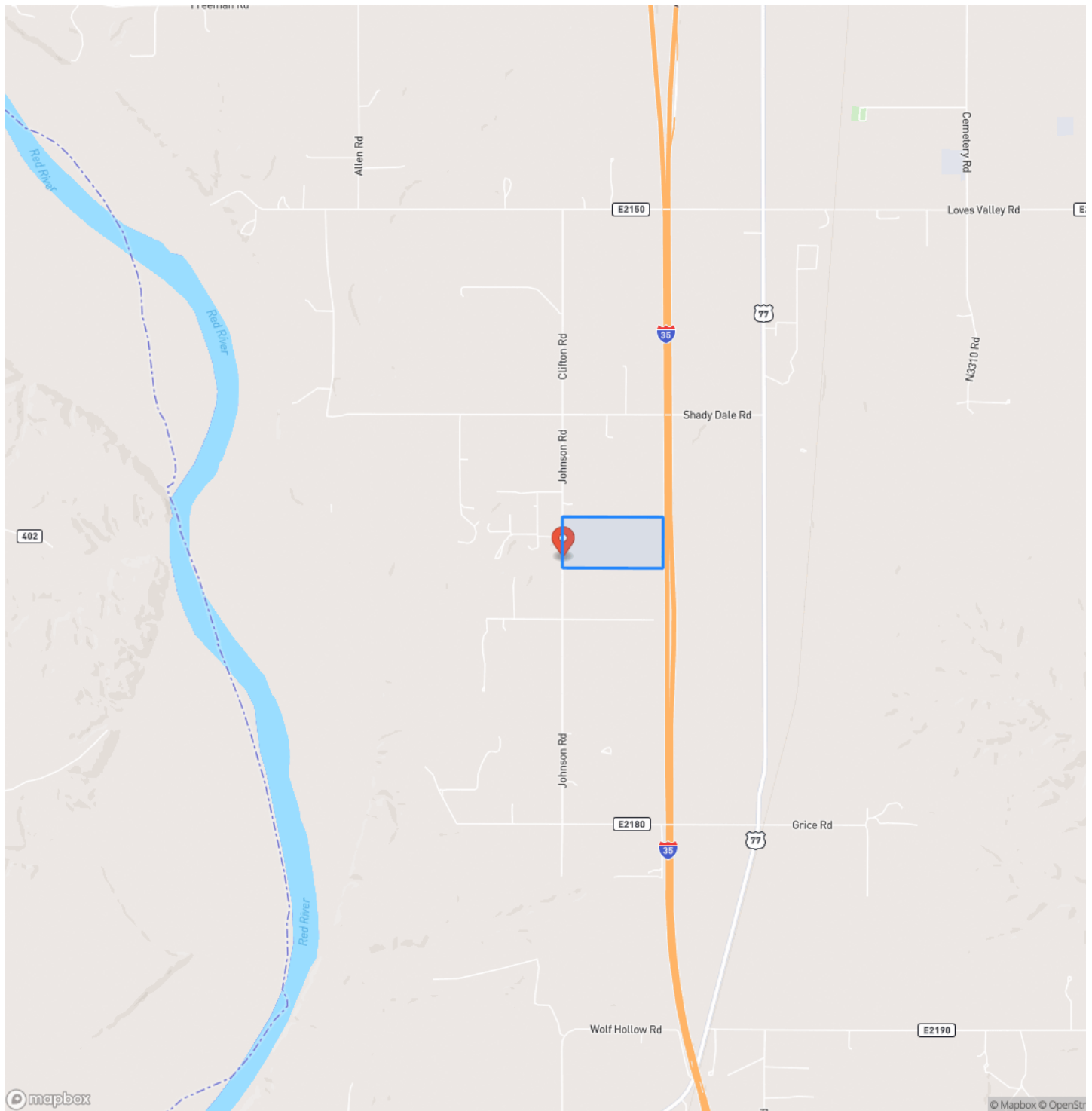
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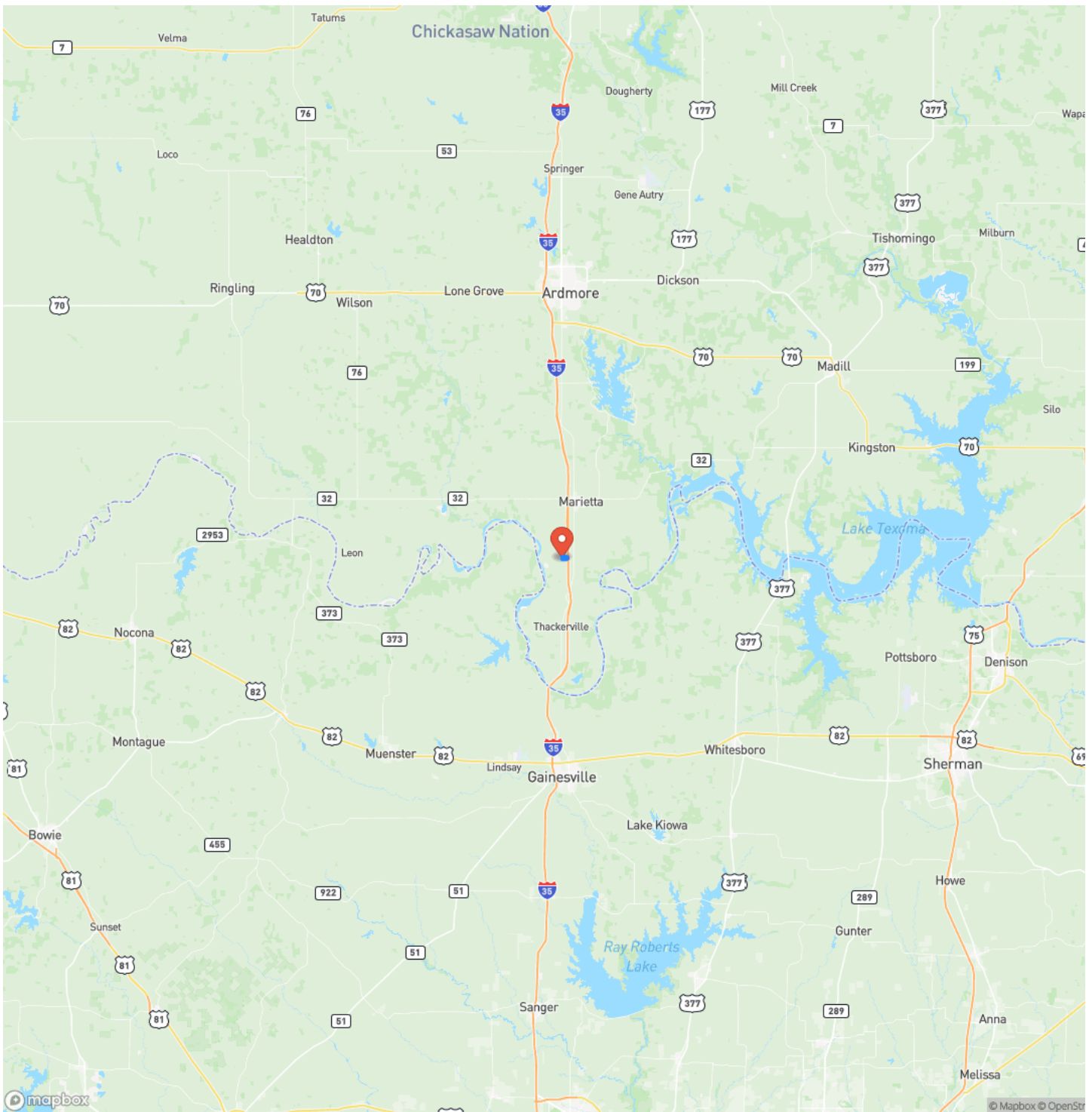
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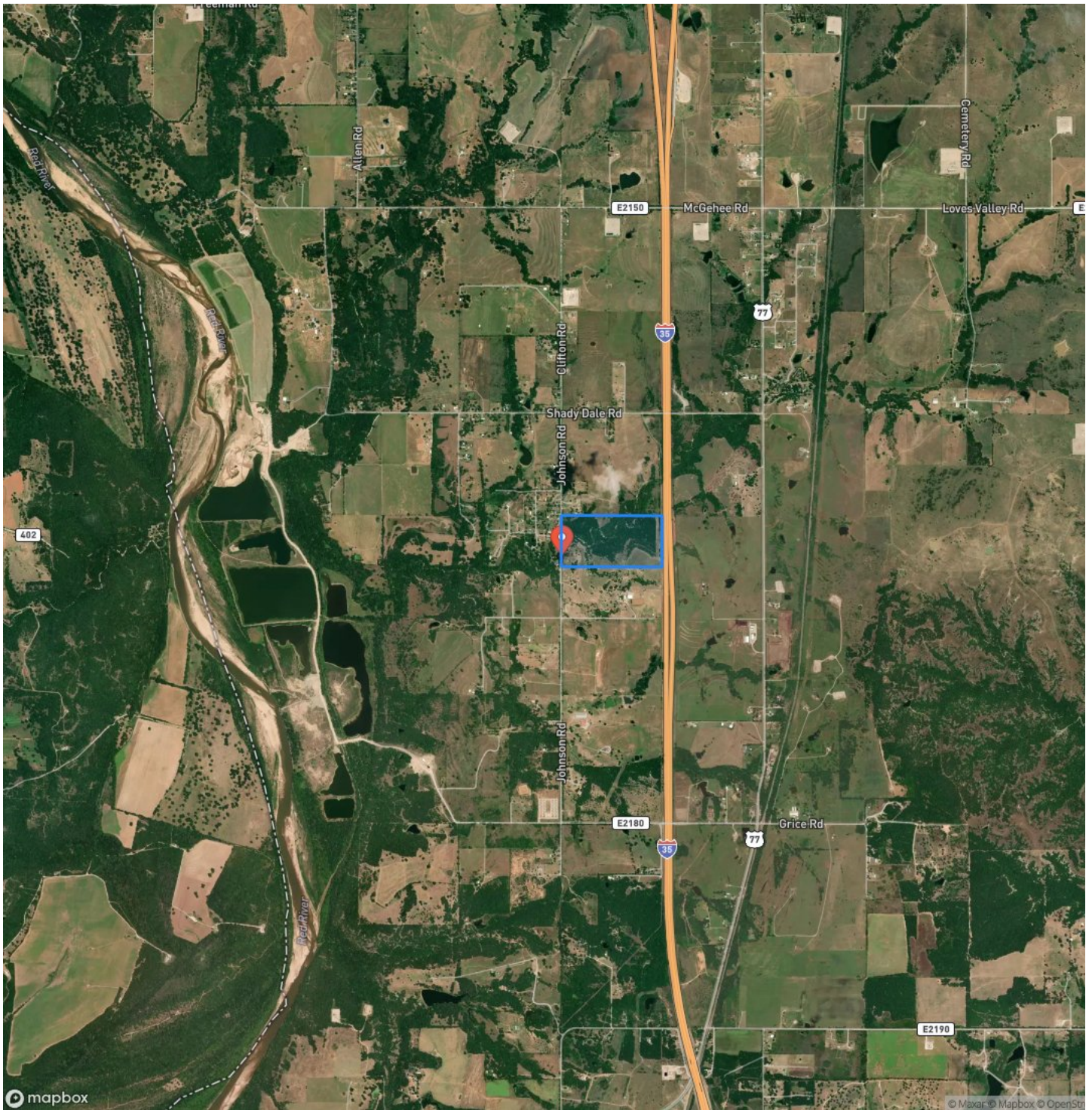
Locator Map



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

Ardmore, OK 73401

NOTES

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