

Thackerville 47
White Rose Road
Thackerville, OK 73459

\$752,000
47± Acres
Love County



Thackerville 47
Thackerville, OK / Love County

SUMMARY

Address

White Rose Road

City, State Zip

Thackerville, OK 73459

County

Love County

Type

Farms, Horse Property, Ranches, Recreational Land, Undeveloped Land, Commercial

Latitude / Longitude

33.750561 / -97.158578

Taxes (Annually)

\$319

Acreage

47

Price

\$752,000

Property Website

<https://legendary.land/property/thackerville-47-love-oklahoma/84006/>



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PROPERTY DESCRIPTION

The Thackerville 47 is an outstanding investment opportunity located just off Exit 1 on I-35 and only 2.4 miles from the Texas state line. Historically, the property has been utilized as a productive cattle ranch and hay operation, offering proven agricultural value. In recent years, with the influx of development and expanding infrastructure in the area, this ranch now sits squarely in the path of progress, making it an exceptional candidate for future residential or commercial development.

This property features multiple premium building sites, situated adjacent to new home construction, offering future potential for subdivision or custom builds. Located just 2.5 miles from WinStar Casino, Resort, and Golf Course, this property offers a unique blend of rural charm and urban convenience, perfectly positioned to capitalize on the continued growth in southern Oklahoma and along the Texas border.

Location:

- *Thackerville - 4 miles
- *Texas state line - 2.4 miles
- *DFW - 71 miles
- *Oklahoma City - 128 miles

Access:

- *North Facing County Road Frontage

Water:

- *1 ponds
- *Springs fed creek/ slough

Utilities:

- *Rural water Available
- *Electric Meter Available

Climate:

- *Approximately +/- 40 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Terrain:

- *Topography Ranging from 720'-740'
- *Native and improved grasses
- *Scattered pecan and oak trees

Improvements:

- *NA



Equipment:

*NA

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 Map



Locator Map



Satellite Map



Thackerville 47
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LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Gillham

Mobile

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Email

cody@Legendary.Land

Address

111 D St. SW

City / State / Zip

Ardmore, OK 73401

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 guide for writing. There are no margins, text, or other markings on the paper.



<https://legendary.land/>

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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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