

High Roller Ranch
Hwy 99
Kingston, OK 73439

\$519,685
45.19± Acres
Marshall County



High Roller Ranch
Kingston, OK / Marshall County

SUMMARY

Address

Hwy 99

City, State Zip

Kingston, OK 73439

County

Marshall County

Type

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

Latitude / Longitude

33.970955 / -96.813173

Taxes (Annually)

\$47

Acreage

45.19

Price

\$519,685

Property Website

<https://legendary.land/property/high-roller-ranch-marshall-oklahoma/98711/>



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PROPERTY DESCRIPTION

High Roller Ranch sits along the Highway 377 corridor in Marshall County, just six miles north of the Red River and Lake Texoma. Positioned in the path of continued growth moving north from Texas, this property offers both immediate usability and long-term potential in a steadily developing area. The ranch is evenly split between wooded cover and open pasture, providing a balanced setting for a homesite, horse property, or weekend retreat. Mature native timber creates privacy and wildlife habitat, while the open ground offers space for grazing, riding, or building. With direct highway frontage and excellent access, the property combines convenience with a quiet rural feel. Its proximity to Lake Texoma and the Red River adds strong recreational appeal, making High Roller Ranch a versatile tract in one of southern Oklahoma's most active travel corridors.

Location:

- *Kingston- 6.6 miles
- *Madill - 9.6 miles
- *DFW - 96 miles
- *Oklahoma City - 130 miles
- *Texas Border - 6 miles

Access:

- *HWY 377 access

***Water:**

- * 1/2 acre pond
- * seasonal creek

Utilities:

- *Rural water or Water Well availability
- *Electric Meter Availability

Climate:

- *Approximately +/- 41.6 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *710' to 800'
- *Bremuda grass field
- *Mature Oak and pecan timber

Improvements:

- *NA



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

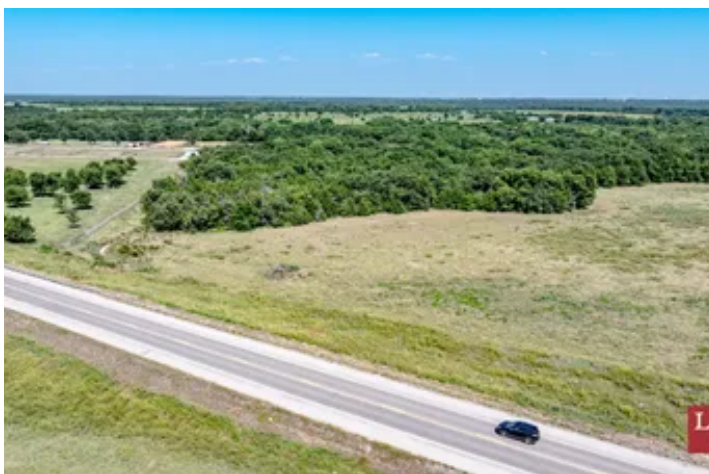
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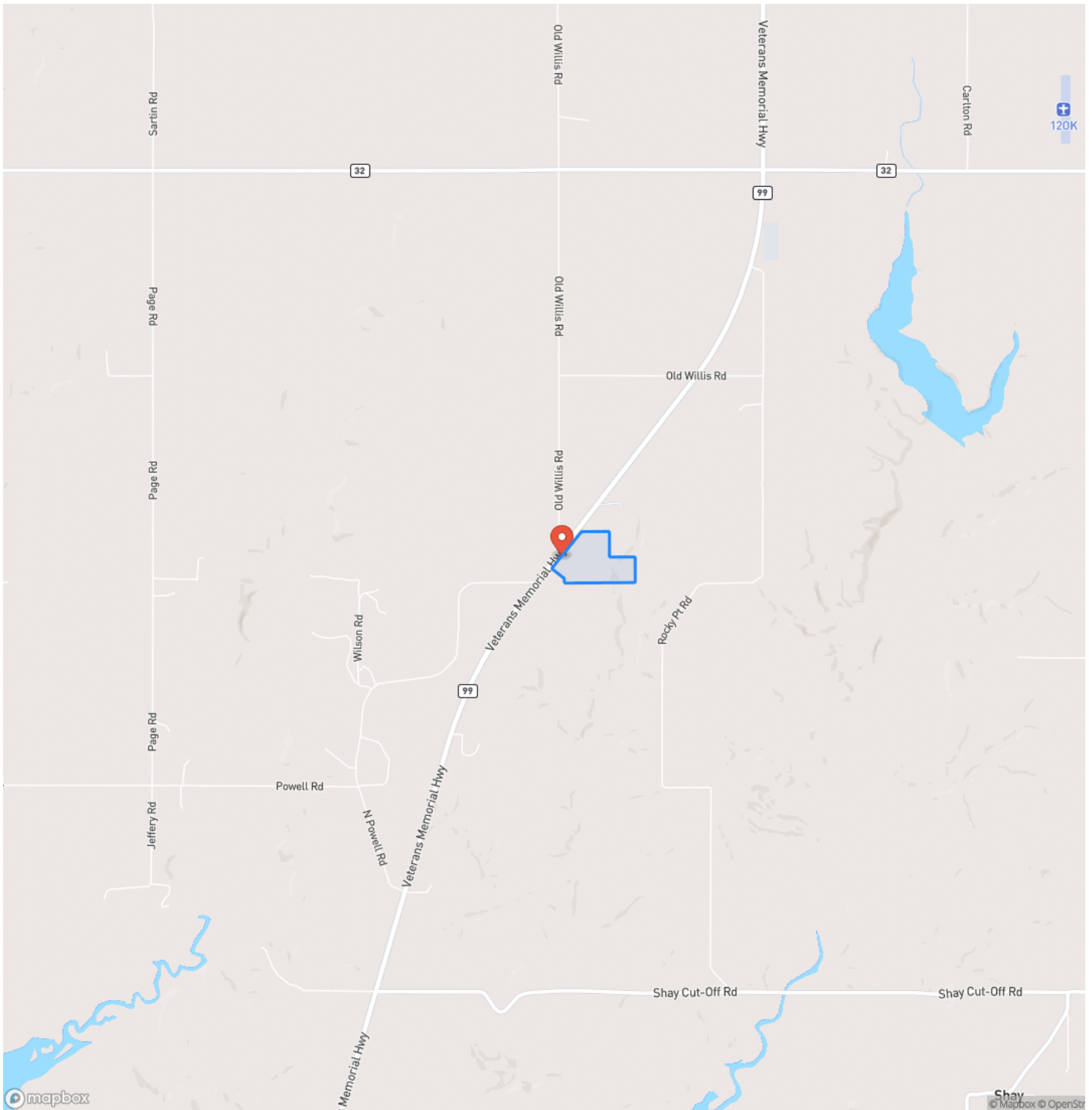
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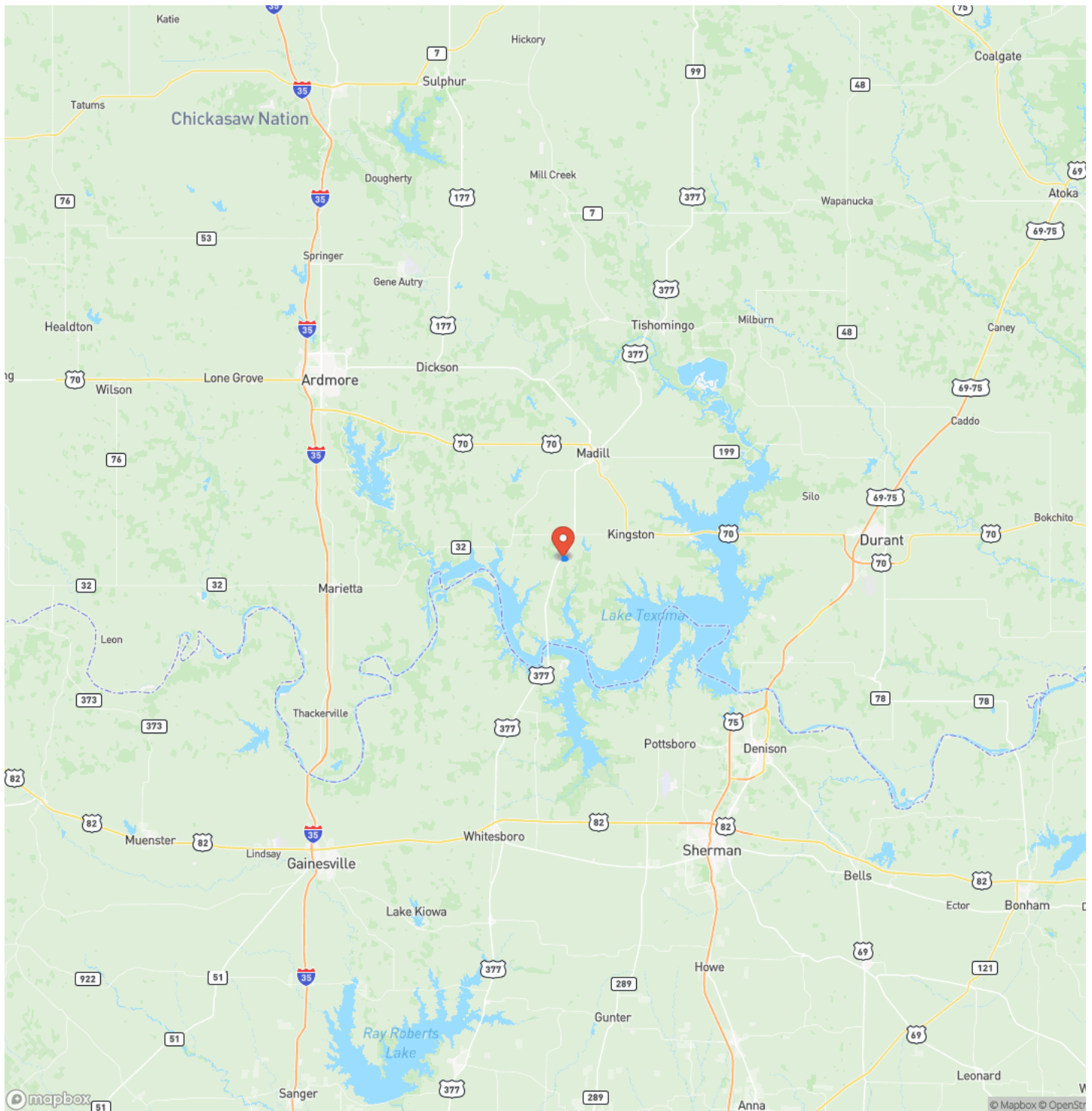
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Kingston, OK / Marshall County



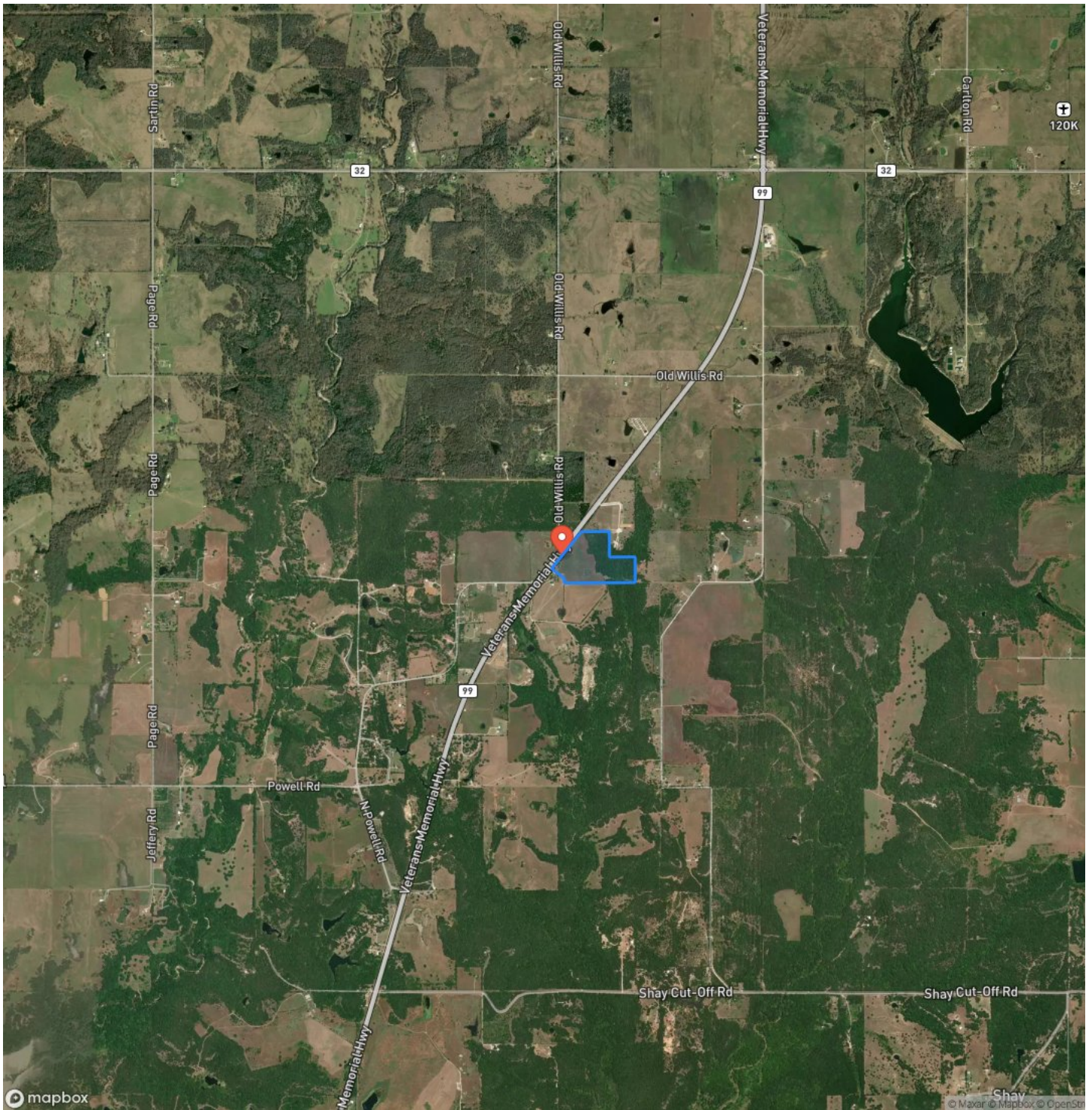
Locator Map



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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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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