

Stewart 235  
Yellow Page Rd.  
Ratliff City, OK 73481

**\$494,500**  
235± Acres  
Carter County



**Stewart 235**  
**Ratliff City, OK / Carter County**

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**SUMMARY**

**Address**

Yellow Page Rd.

**City, State Zip**

Ratliff City, OK 73481

**County**

Carter County

**Type**

Recreational Land, Undeveloped Land, Hunting Land

**Latitude / Longitude**

34.433972 / -97.533449

**Taxes (Annually)**

308

**Acreage**

235

**Price**

\$494,500

**Property Website**

<https://legendary.land/property/stewart-235-carter-oklahoma/87892/>



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**PROPERTY DESCRIPTION**

The Stewart 235 in northwest Carter County offers great mix of cattle country and solid hunting land. At the heart of the property lies a 75-acre open pasture, ideal for grazing & food plots, surrounded by mature oak timber that provides excellent wildlife habitat. Two ponds supply reliable water sources for both livestock and game. With its natural layout and cover, this property holds exceptional potential for producing trophy whitetail deer, making it an outstanding opportunity for ranchers and sportsmen alike.

**Location:**

- \*Ratliff City - 2.5 miles
- \*Oklahoma City - 84 miles
- \*DFW - 136 miles

**Access:**

- \*County Road Frontage

**Water:**

- \* 3 Seasonal Creeks
- \* 2 Ponds

**Utilities:**

- \*Electric Meter
- \*Water Wells available in the area

**Climate:**

- \*Approximately +/- 38 inches of annual precipitation

**Minerals:**

- \*Surface Only

**Wildlife:**

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

**Fishing:**

- \*Bass
- \*Bluegill
- \*Catfish

**Terrain:**

- \*Gently rolling terrain with elevation ranging from 1,070' to 1,110'.
- \*60/40 wooded to open terrain
- \*Center of the property is open and could be used for a pasture or food plot for deer hunting.

**Improvements:**

- \*NA

**Equipment:**

- \*NA



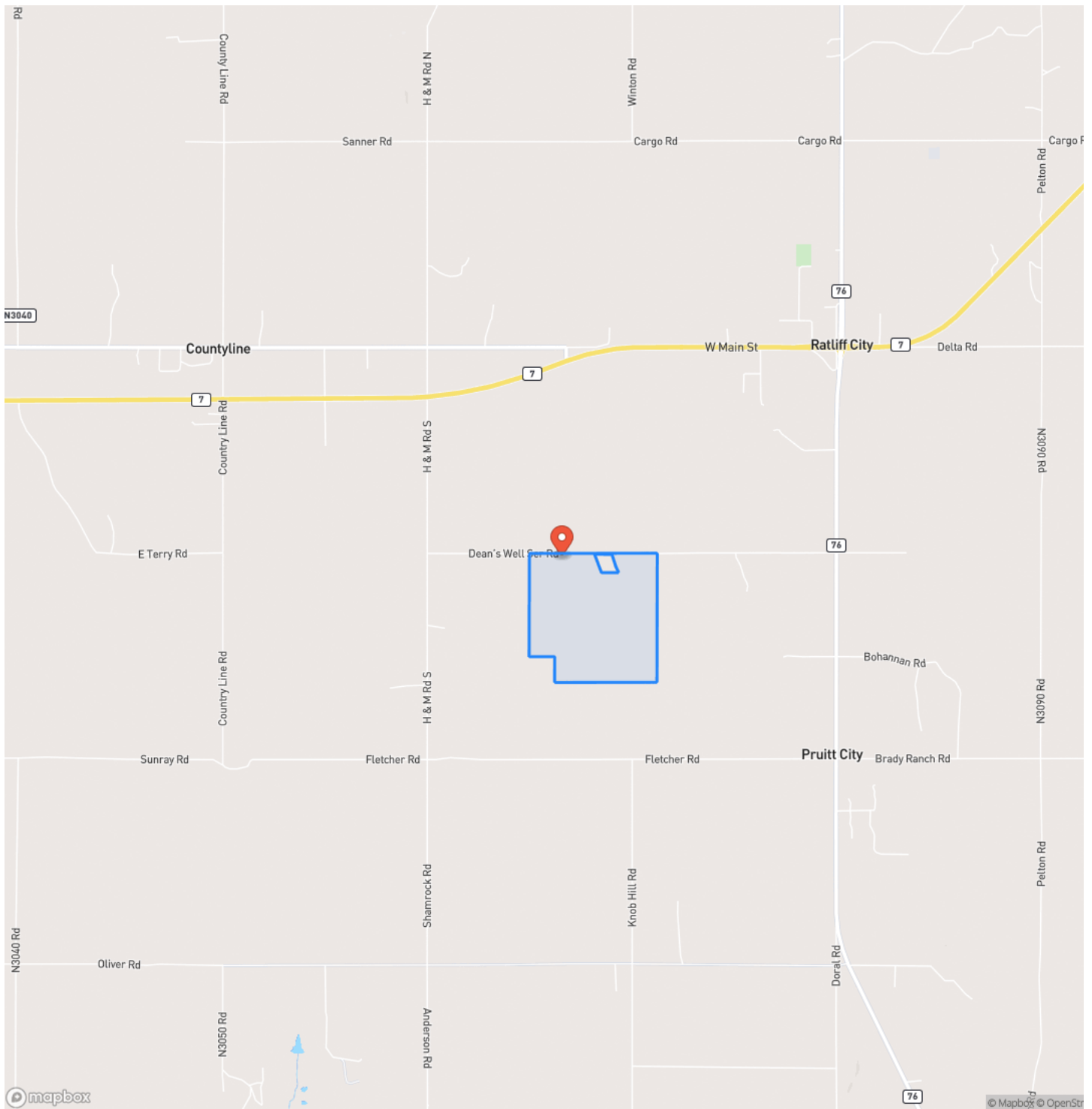
*If you are not already on the Legendary Land Company website, please follow the "Property Website" link.*

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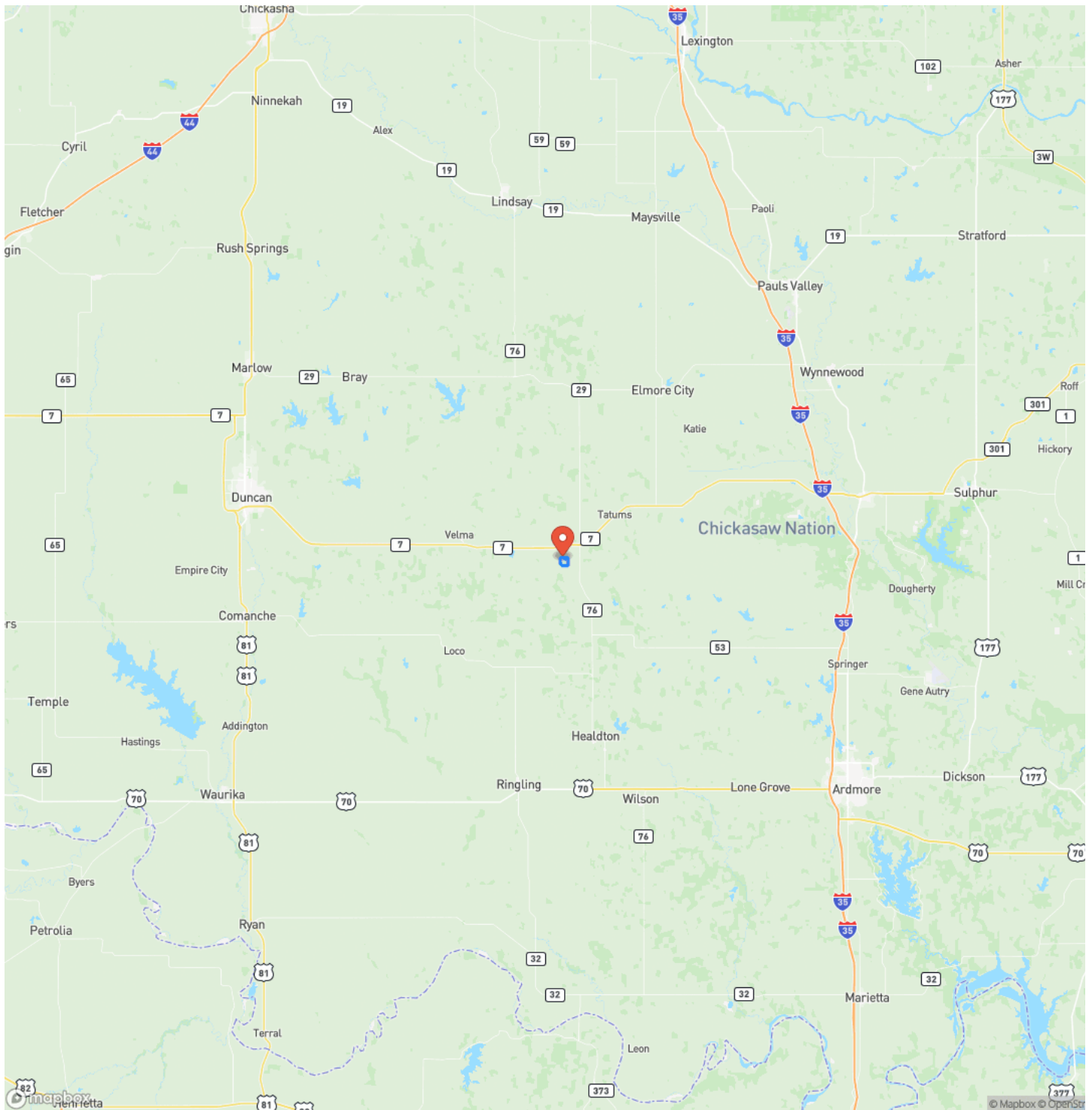




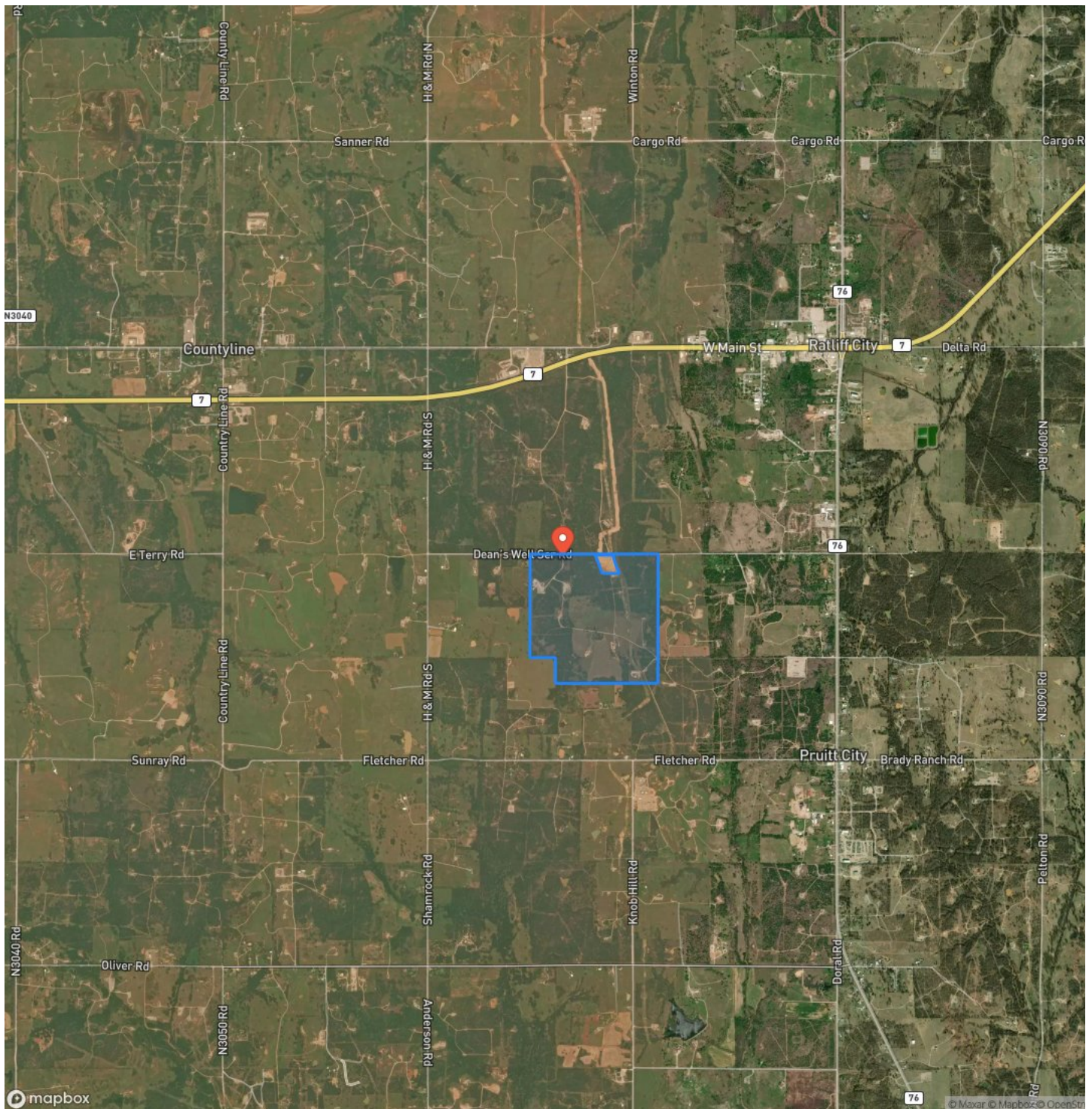
## Locator Map



## Locator Map



## Satellite Map



**Stewart 235**  
**Ratliff City, OK / Carter County**

**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

## NOTES



**MORE INFO ONLINE:**

**http://legendary.land**

## 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 template for writing or drawing. There are no margins, text, or other markings present.



**http://legendary.land**

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