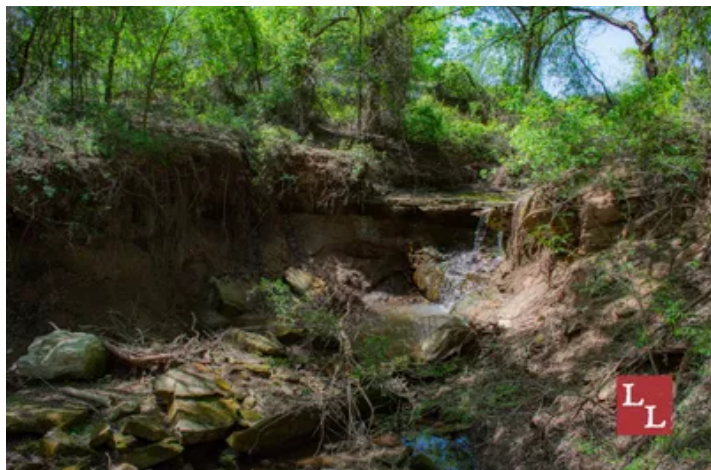


Red River Springs
E2170 Rd
Terral, OK 73569

\$1,600,000
230± Acres
Jefferson County



Red River Springs
Terral, OK / Jefferson County

SUMMARY

Address

E2170 Rd

City, State Zip

Terral, OK 73569

County

Jefferson County

Type

Farms, Hunting Land, Recreational Land, Riverfront, Ranches

Latitude / Longitude

33.867714 / -97.898183

Acreage

230

Price

\$1,600,000

Property Website

<https://legendary.land/property/red-river-springs-jefferson-oklahoma/81106/>



Red River Springs

Terral, OK / Jefferson County

PROPERTY DESCRIPTION

Red River Springs is a truly special property that seldom comes to market. Featuring a **half-mile of Red River frontage**, this remarkable bottomland is paired with productive **class 1 tillable agricultural fields**, creating a versatile and highly desirable landscape. Whether you're looking to expand agricultural operations or develop a premier recreational retreat, the possibilities are endless. This property offers **exceptional potential for farming, world-class waterfowl hunting, and trophy whitetail deer habitat**—a rare blend of productivity and natural beauty. Don't miss this unique opportunity to own a legacy property on the Red River.

Location:

- *River Star Casino - 3 miles
- *Terral, OK - 4 miles
- *Wichita Falls, TX - 42 miles
- *DFW - 88 miles
- *Oklahoma City - 150 miles

Access:

- *3/4 mile of frontage on County Road E2170

Water:

- *1/2 mile of Red River frontage
- *1 mile of spring-fed creeks and seasonal water ways
- *One Spring-Fed Pond

Utilities:

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

Climate:

- *Approximately +/-36 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Topography ranging from 780' to 840'
- *Rolling bermuda grass pasture



Improvements:

- *1,324' farm house built in 1942
- *25' x 35' equipment shed
- *2 sets of cattle working pens

Equipment:

- *NA

Rarely does a property come to market with the exceptional diversity offered by Red River Springs. The "top side" of this property features a 1,324 sf farmhouse and an 80 acre wheat field, nourished by natural springs that form a creek flowing toward the Red River. Currently used for grazing, this area holds outstanding potential for developing a series of waterfowl impoundments—without sacrificing any grazing land. Situated along a major migration corridor, the ranch could become a premier destination for waterfowl hunting.

Just northeast of the wheat field lie two tracts of hay ground, measuring 10 and 16 acres. Heading south across the county road, the landscape transforms dramatically as it descends toward the Red River. The spring-fed creek turns into a series of waterfalls framed by dense hardwood timber, with several areas well-suited for a lake site. The terrain transitions from upland native pasture to a sandy loam pecan grove. This property also marks the first section of the river featuring sandbars east of the river bridge.

The current owner has occasionally grazed cattle on this side of the ranch, but it has primarily been used for hunting. In 2024, a 160"+ whitetail buck was harvested, with many more regularly appearing on game cameras.

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

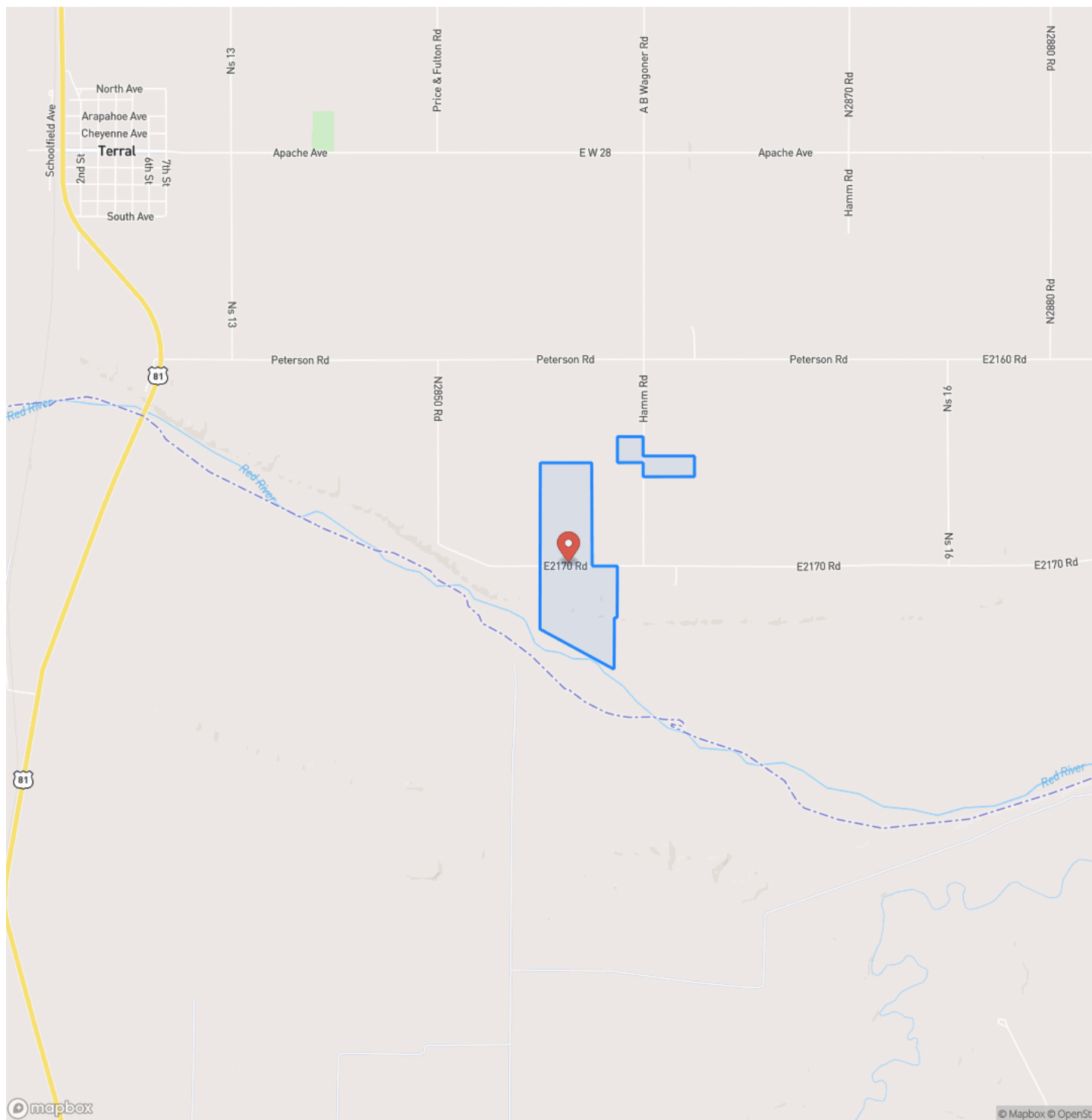
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Legendary Land Company.



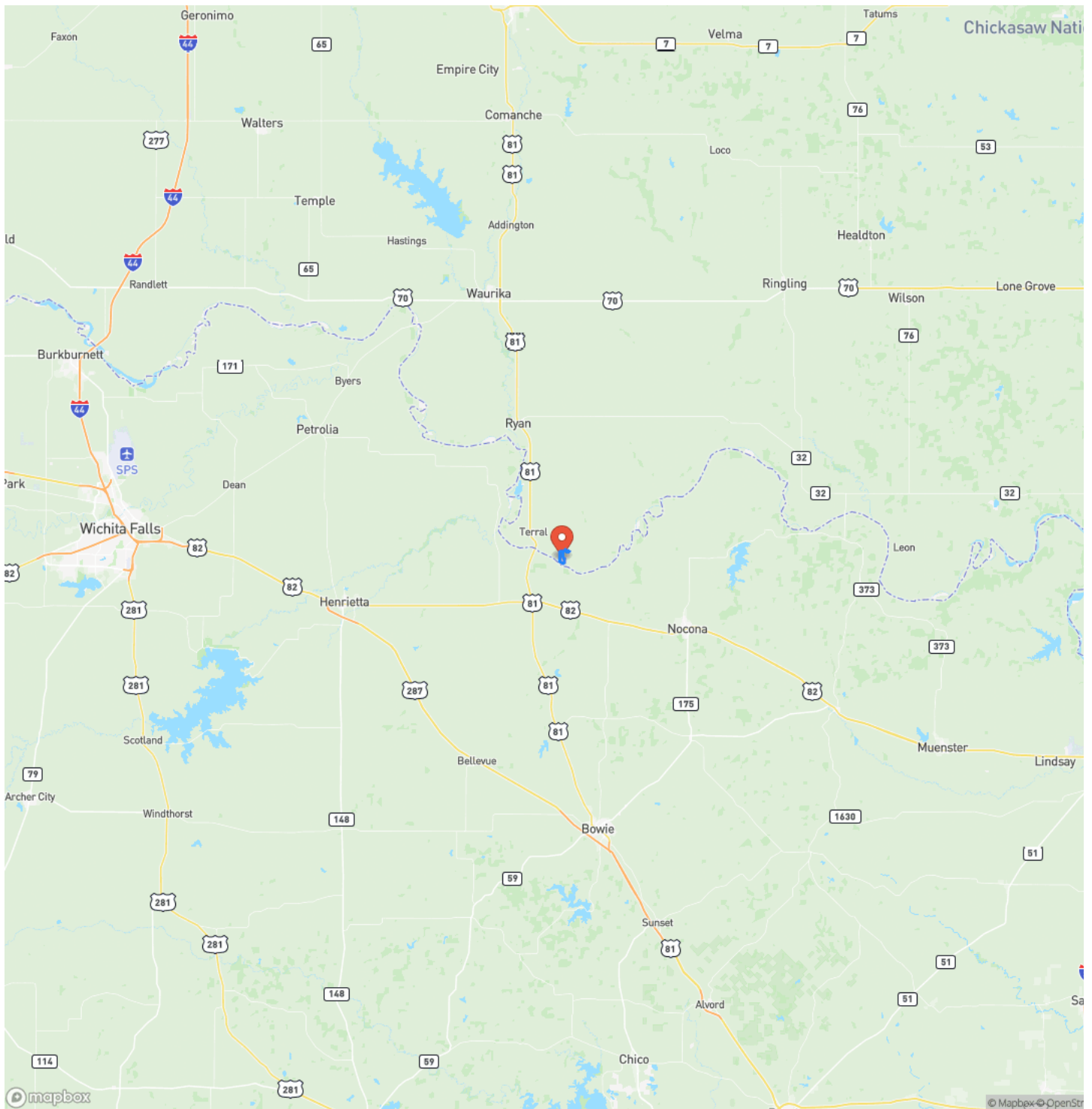
Red River Springs
Terral, OK / Jefferson County



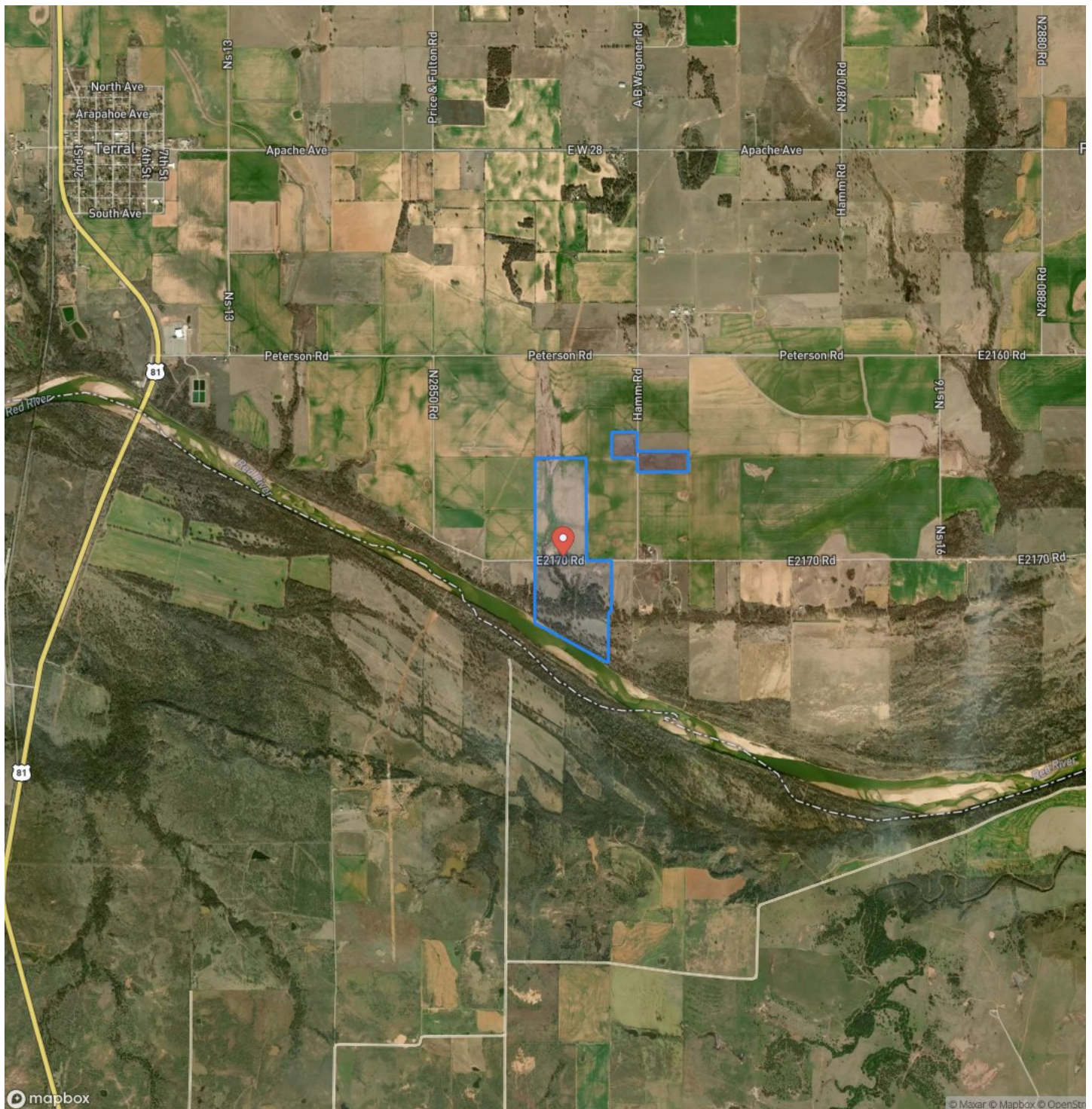
Locator Map



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

NOTES

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http://legendary.land

DISCLAIMERS

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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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