

Triple U Hayfield
Brookhollow Rd
Ardmore, OK 73401

\$1,854,950
161.300± Acres
Carter County



Triple U Hayfield
Ardmore, OK / Carter County

SUMMARY

Address

Brookhollow Rd

City, State Zip

Ardmore, OK 73401

County

Carter County

Type

Farms, Ranches, Horse Property

Latitude / Longitude

34.063829 / -97.232626

Acreage

161.300

Price

\$1,854,950

Property Website

<https://legendary.land/property/triple-u-hayfield-carter-oklahoma/84589/>



Triple U Hayfield

Ardmore, OK / Carter County

PROPERTY DESCRIPTION

The Triple U Hay Farm is located in the heart of Oklahoma's performance horse industry—Love County, OK. Just 7 paved miles off I-35, halfway between OKC and DFW, this area is known for its exceptional ground. This 160 acre tract features a combination of gently rolling hills and level terrain, ideal for a training facility with several prime building sites. The property has been well cared for over the years, as evidenced by its appearance—well-maintained improved grasses and high soil quality speak to its productivity. The farm is fully fenced and cross-fenced, with three ponds and a water well.

Location:

- *Two I-35 exits within 7 miles
- *Lone Grove - 9 miles
- *Ardmore - 13 miles
- *Marietta - 14 miles
- *Denton TX - 63 miles
- *DFW - 94 miles
- *Oklahoma City - 109 miles

Access:

- * Paved County road frontage Brock Road

Water:

- * 3 ponds
- * 2.75 surface acres of water
- * Wet weather creek in the Southeast corner of the property.

Utilities:

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

Climate:

- *Approximately +/- 39.8 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Rolling terrain that is conducive to hay production
- *Fertile sandy loam soils
- *Southeast corner of the property is wooded along a wet-weather creek. The rest of the property is open pasture with widely scattered



trees, especially in the southern half of the ranch.

*Elevation ranges from 840' in the southeast corner to 900' on top of a few hills.

Improvements:

*NA

Equipment:

*NA

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

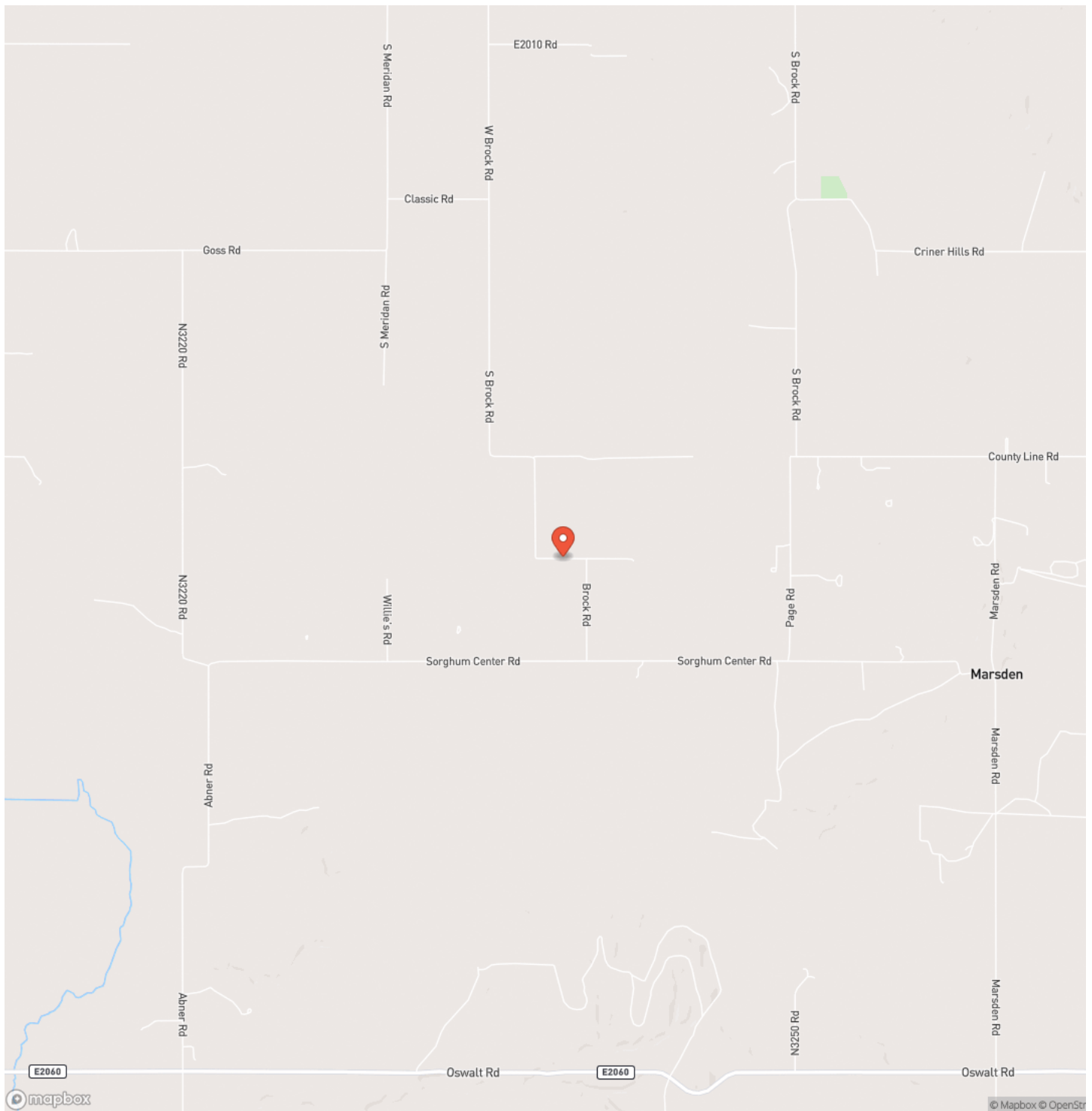
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will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



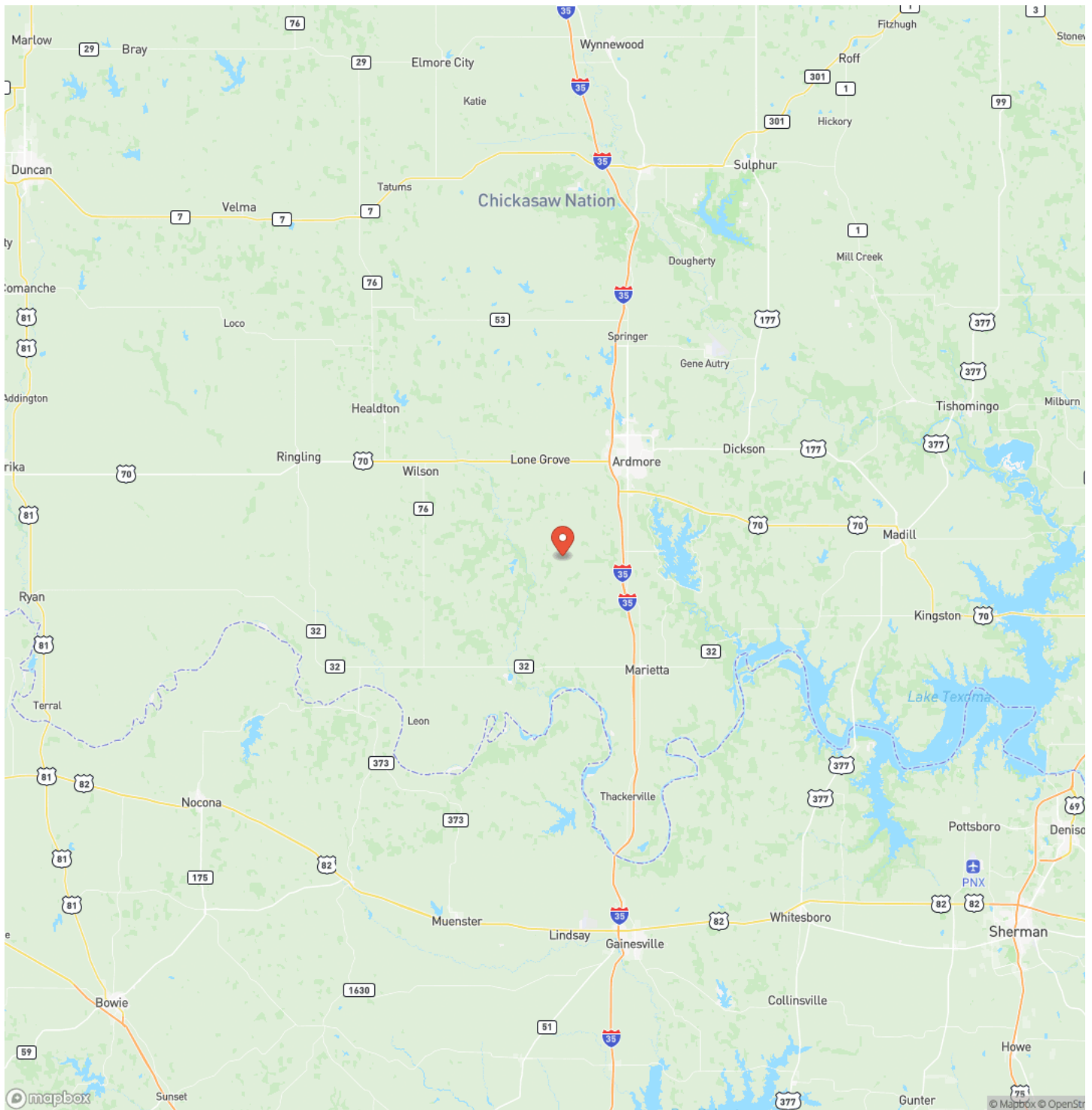
Triple U Hayfield
Ardmore, OK / Carter County



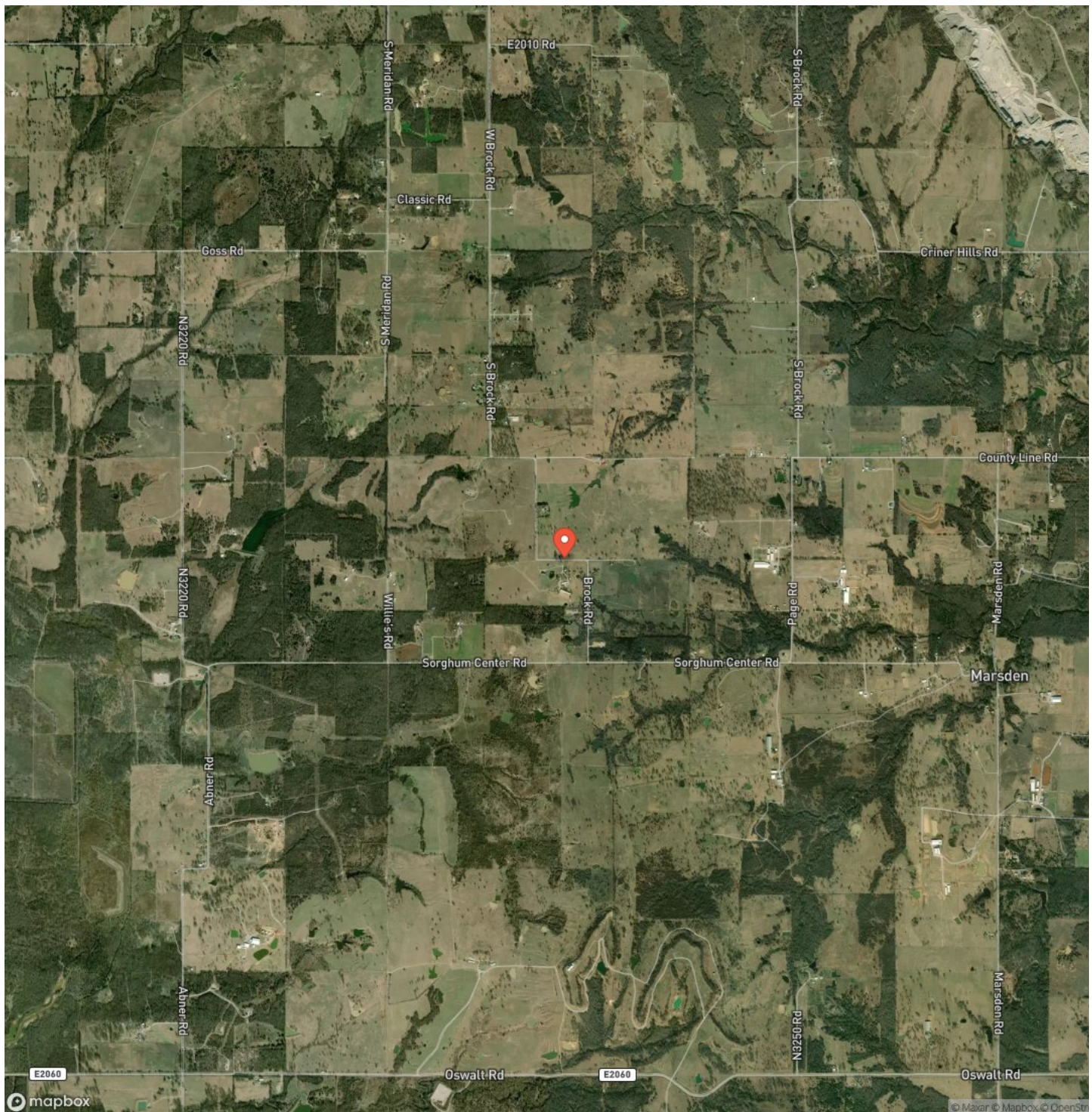
Locator Map



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

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.

This image shows a full page of blank, lined paper. It features approximately 20 evenly spaced horizontal grey lines across its entire width, providing a template for writing or drawing. The margins are consistent on all sides.



http://legendary.land

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Legendary Land Co
1021 Regal Rd
Yukon, OK 73099
(405) 206-0914
<http://legendary.land>



LEGENDARY
LAND CO.