

Oswalt Valley Ranch
23285 Oswalt Road
Overbrook, OK 73453

\$925,000
60± Acres
Love County



Oswalt Valley Ranch
Overbrook, OK / Love County

SUMMARY

Address

23285 Oswalt Road

City, State Zip

Overbrook, OK 73453

County

Love County

Type

Ranches

Latitude / Longitude

34.0274 / -97.3403

Dwelling Square Feet

1487

Bedrooms / Bathrooms

2 / 2

Acreage

60

Price

\$925,000

Property Website

<https://legendary.land/property/oswalt-valley-ranch-love-oklahoma/59886/>



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PROPERTY DESCRIPTION

Oswalt Road has long been a sought-after destination for horse properties in Southern Oklahoma, thanks to its central location, ideal natural footing for training horses and fertile sandy loam soils. Oswalt Valley Ranch is a true horseman's property, featuring two homes, a 14-stall barn, a 125' x 275' pipe roping arena, a wood-sided round pen, and three water wells.

The 60 acre ranch is divided into four main pastures. Three of these pastures are weed-sprayed and fertilized Bermuda grass, providing excellent grazing for horses. There are also multiple turnout pens and various small paddocks.

The southeast corner of the ranch includes a native grass pasture with scattered brush and pecan trees, primarily used for deer hunting. This area has produced multiple 150"+ deer over the last 10 years. The western half of the ranch features a seasonal creek where a small dam could create a 2.75-acre body of water.

Oswalt Valley Ranch is conveniently located less than 10 miles from I-35, offering easy access to both Oklahoma City and Dallas.

Contact listing agent for information on the 408 acre listing with lake directly south of this property

Equipment sold seperately

Location:

- *Marietta, OK - 18 miles
- *DFW - 97 miles
- *Oklahoma City - 118 miles

Access:

- *1/4 frontage on paved Oswalt Road, 10 miles west of exit 21 on I-35

Water:

- *Two ponds
- *Seasonal creek drainage
- *Potential location to build a 2.75 acre pond

Utilities:

- *3 Water Wells
- *4 Electric Meters
- *2 Septic Systems

Climate:

- *Approximately +/-38 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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



Fishing:

- *Bass
- *Bluegill

Terrain:

- *Topography ranging from 800' - 880'
- *Rolling Bermuda grass pastures
- *Sandy loam soils
- *Native grass uplands with scattered pecan trees

Improvements:

- *1,487 sf 2 bed 2 bath brick home built in 2004
- *1,300 sf remodeled home built in 1940
- *14 stall horse barn
- *30' round pen
- *Multiple turn out pens

Equipment: Sold Separately

- *John Deere 6110 tractor
- *John Deere 5205 tractor
- *6' Brush Hog Roto tiller
- *John Deere 468 round baler
- *John Deere MX10 brush cutter
- *John Deere rotary hay cutter
- *Ag Spray field sprayer

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

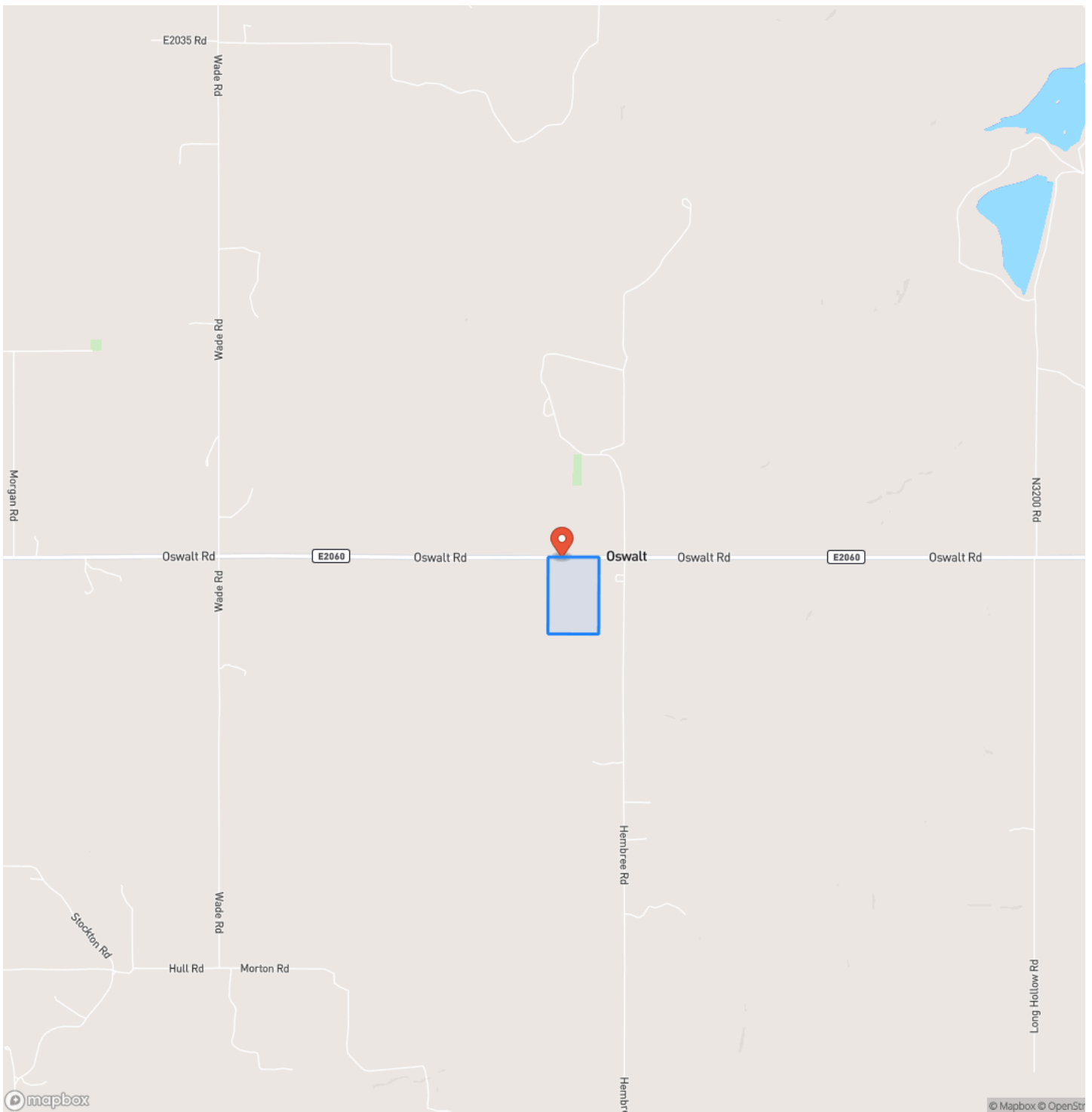
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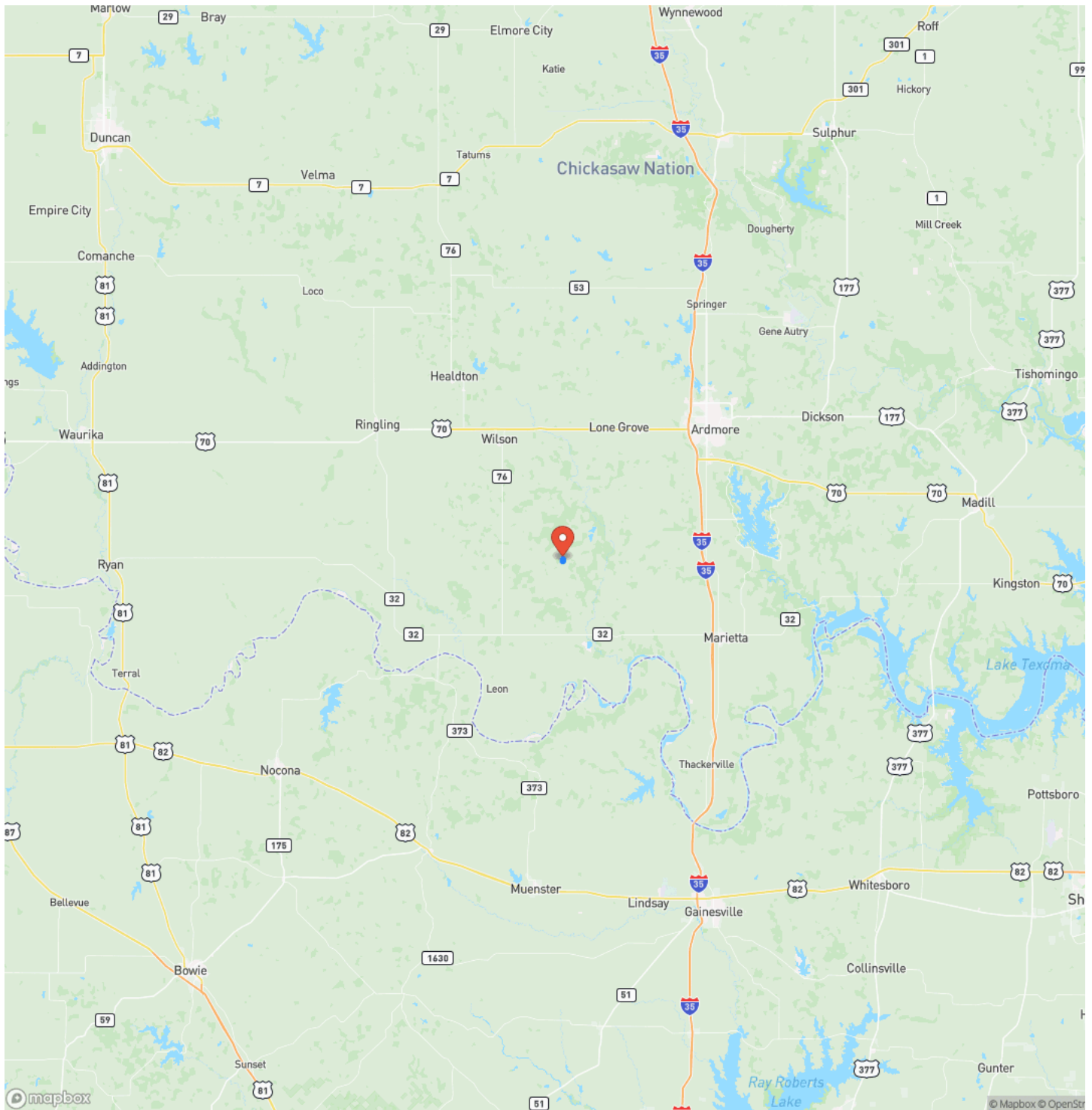
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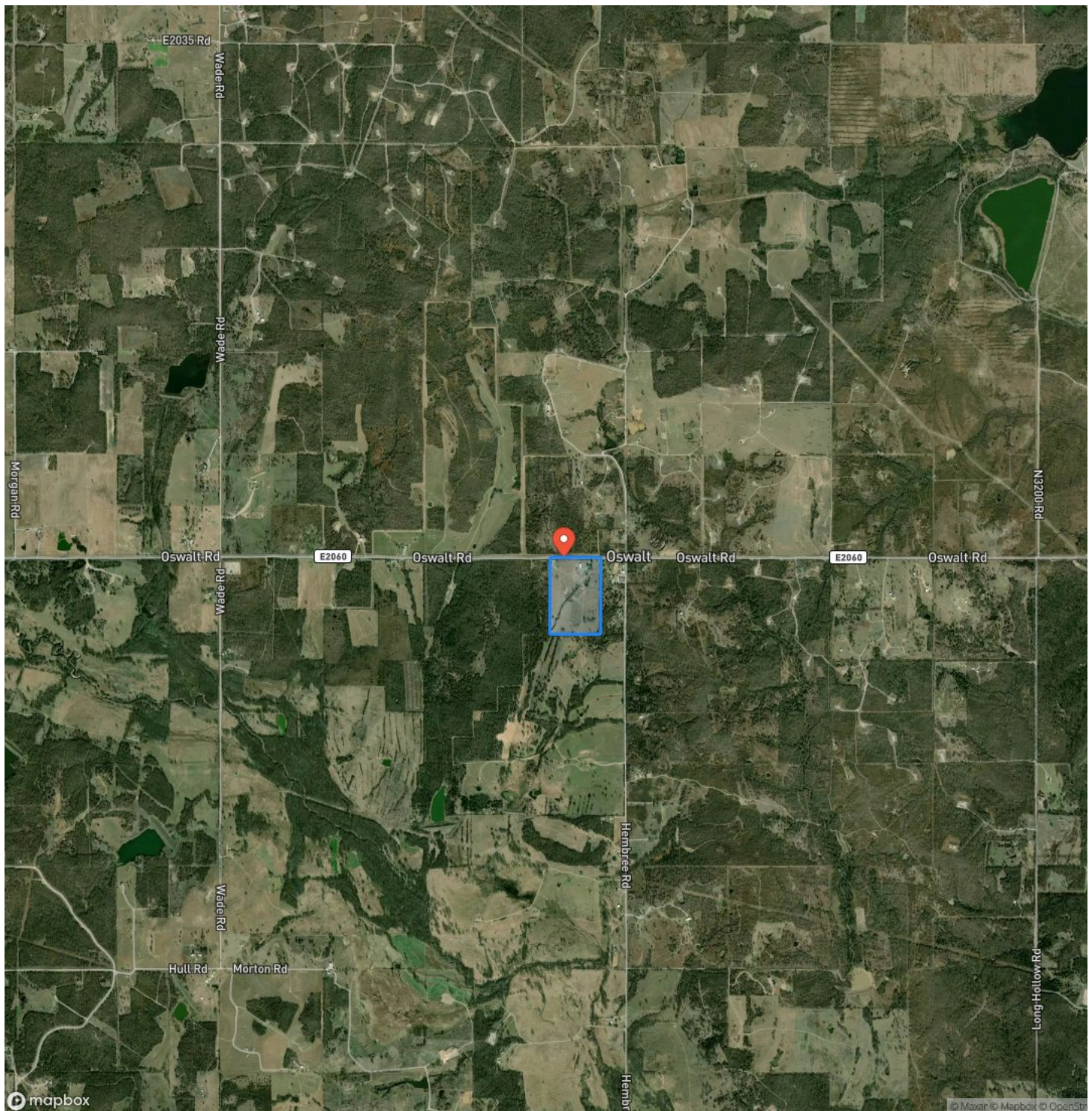
Locator Map



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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This image shows a single 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.



DISCLAIMERS

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