

Oswalt Valley Ranch  
23285 Oswalt Road  
Overbrook, OK 73453

**\$775,000**  
60± Acres  
Love County





**Oswalt Valley Ranch**  
**Overbrook, OK / Love County**

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**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**

\$775,000

**Property Website**

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



## Oswalt Valley Ranch

### Overbrook, OK / Love County

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#### **PROPERTY DESCRIPTION**

\*\*\*Motivated Seller\*\*\*

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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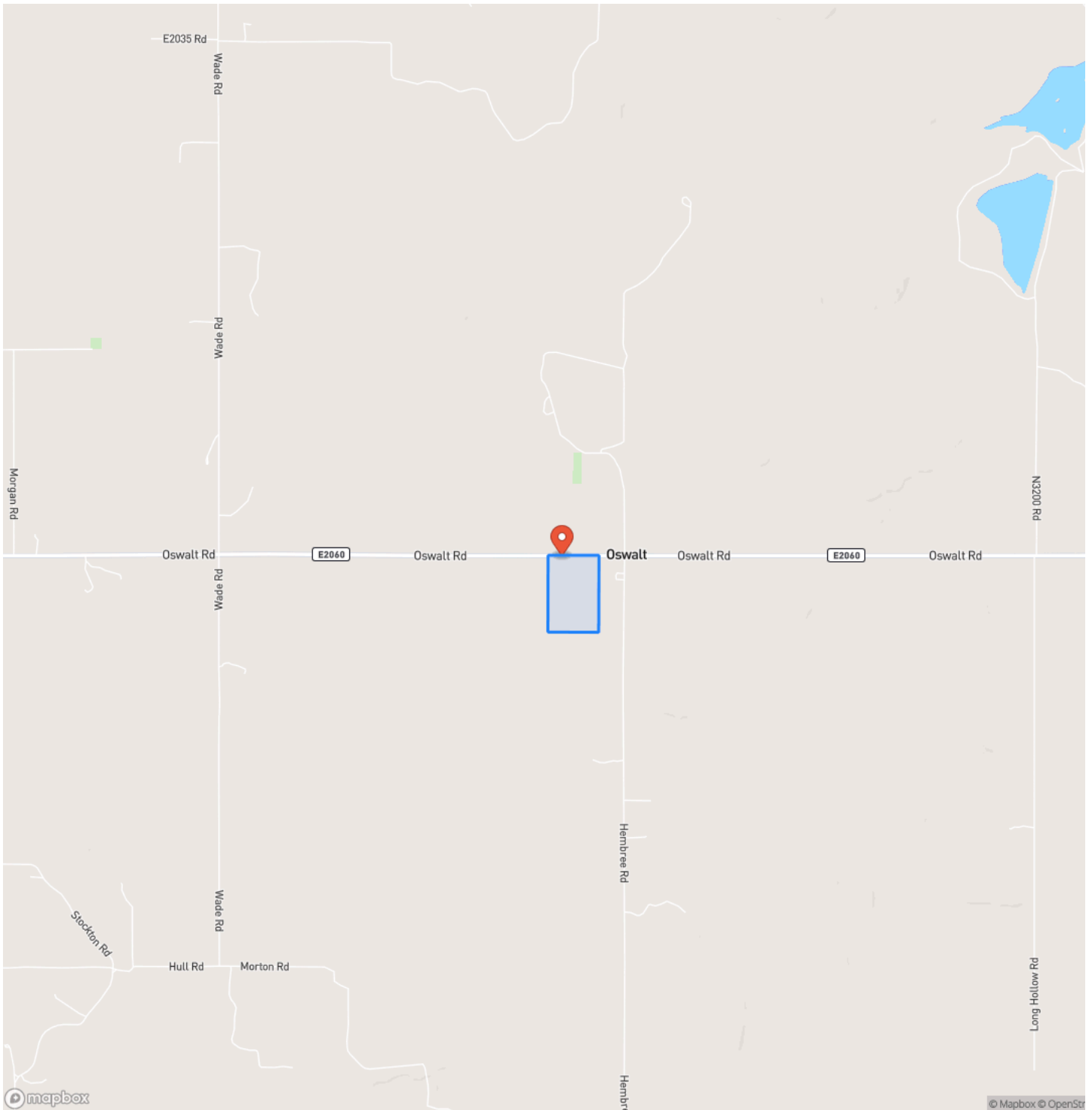


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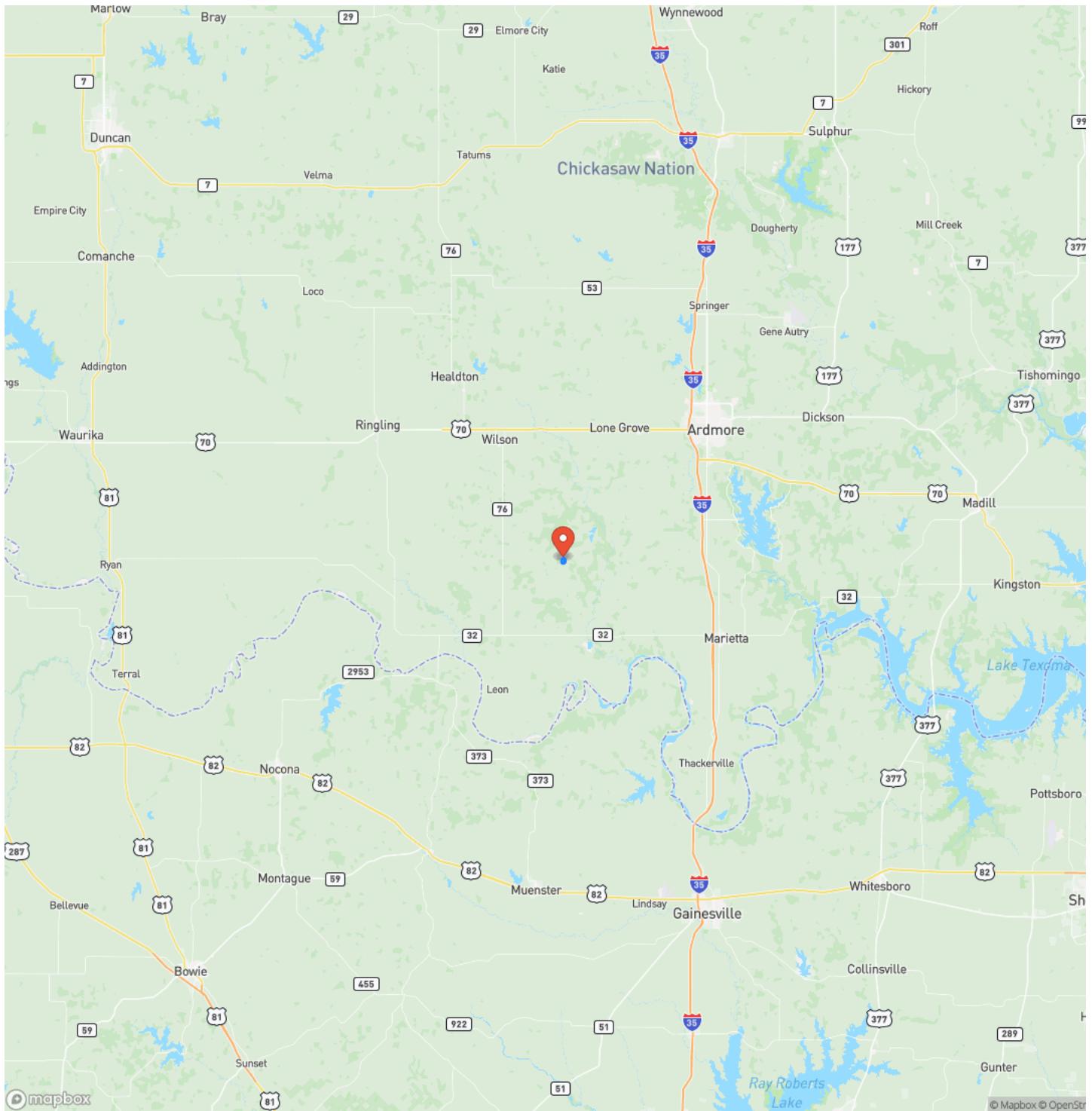


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## Locator Map

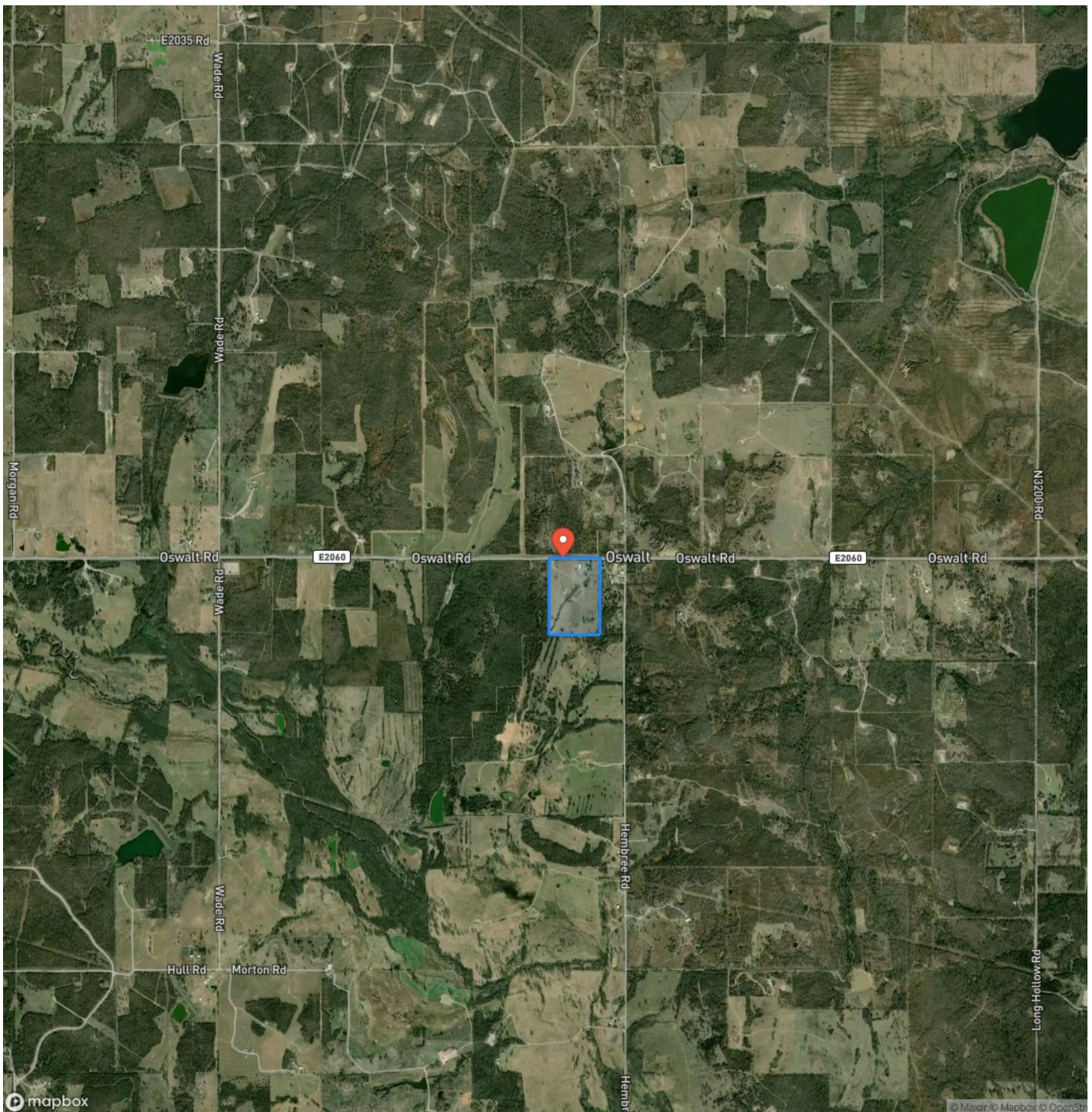


## Locator Map





## 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.



**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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**Legendary Land Co**  
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