

**Oswalt Valley Ranch**  
23285 Oswalt Road  
Overbrook, OK 73453

**\$775,000**  
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**

\$775,000

**Property Website**

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



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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 separately**

**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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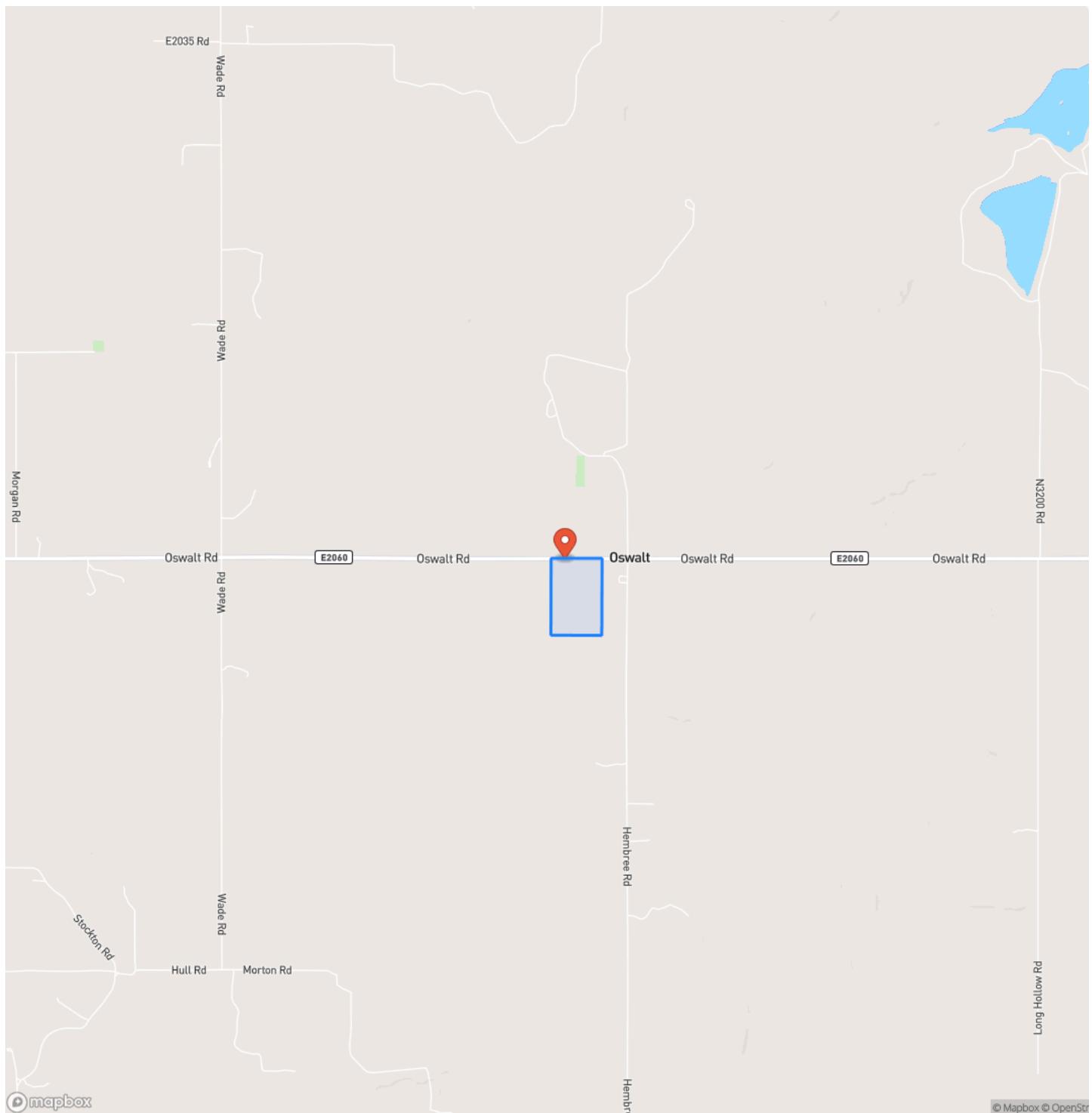


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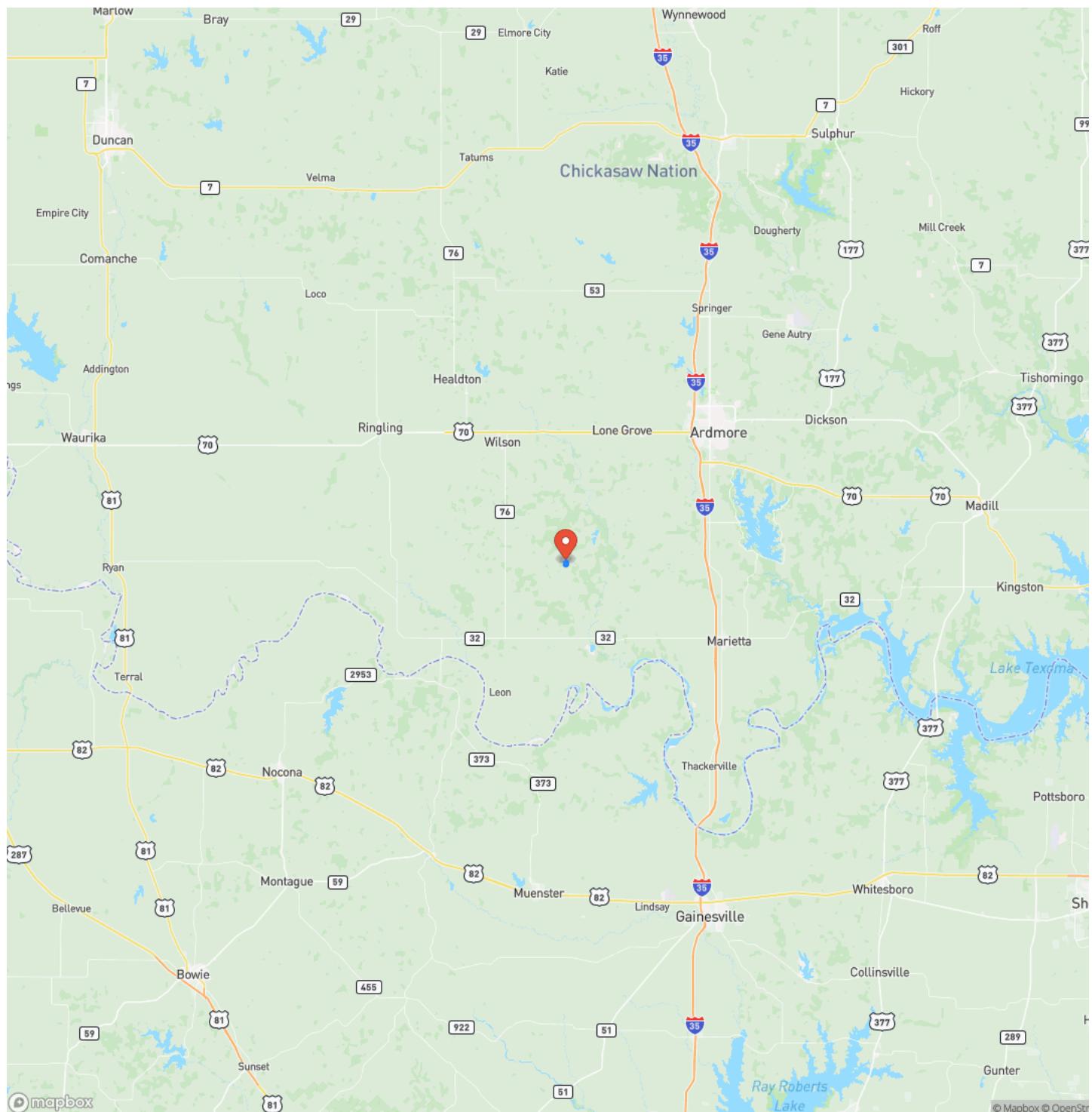


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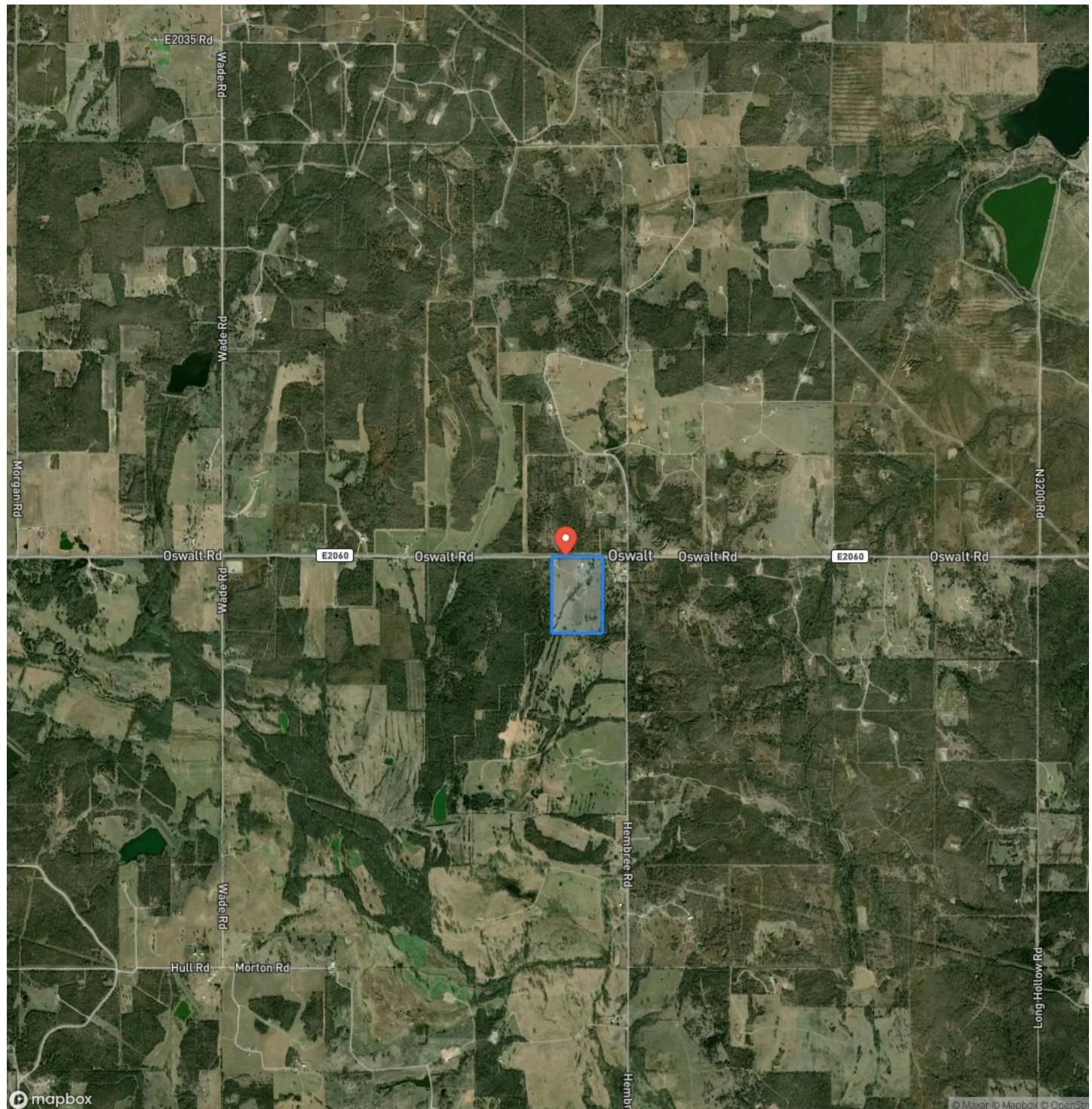
## Locator Map



## Locator Map



## Satellite Map



## **Oswalt Valley Ranch Overbrook, OK / Love 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>

## NOTES



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## **DISCLAIMERS**

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