

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/>



Oswalt Valley Ranch

Overbrook, OK / Love County

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.

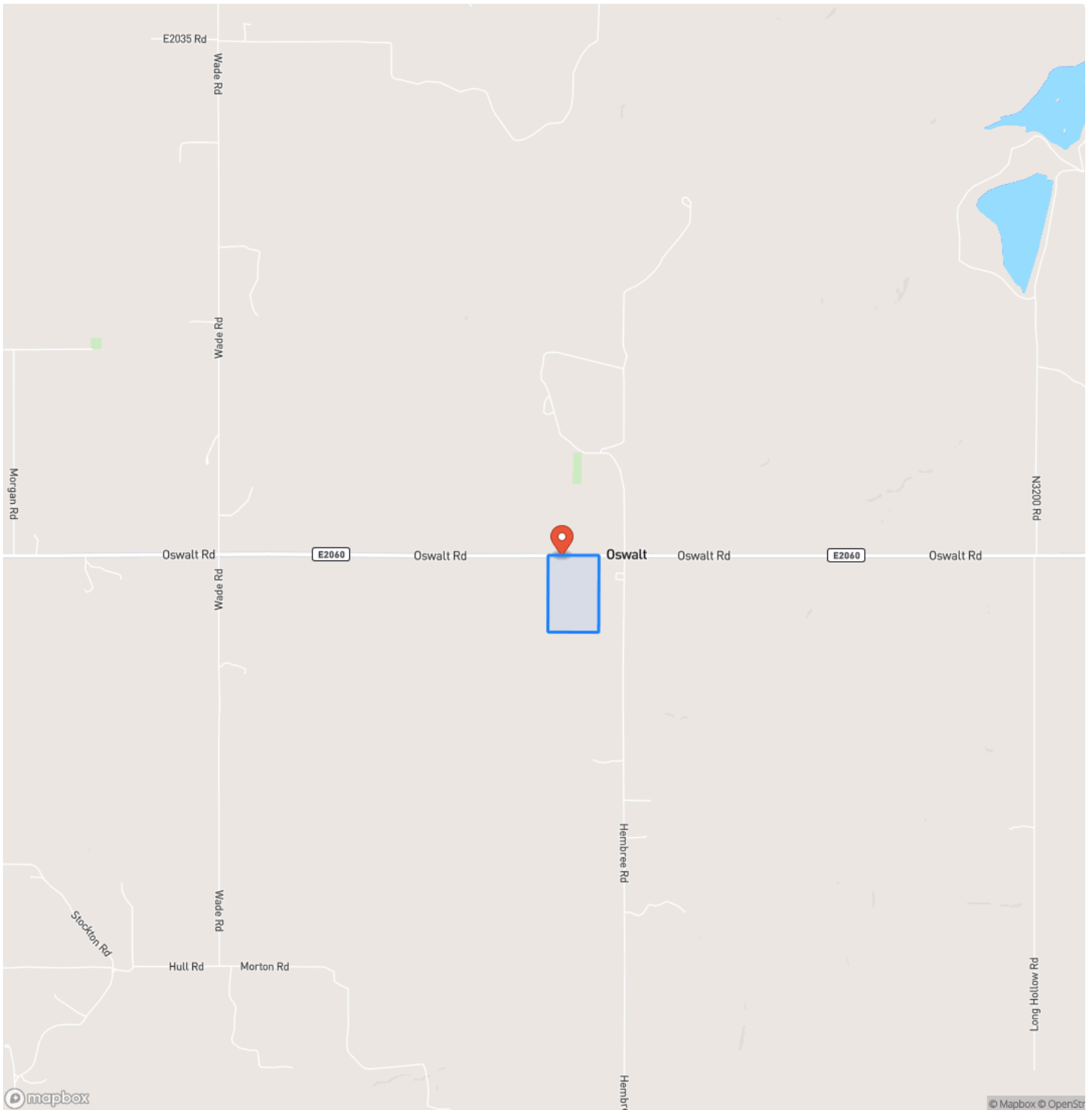
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will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



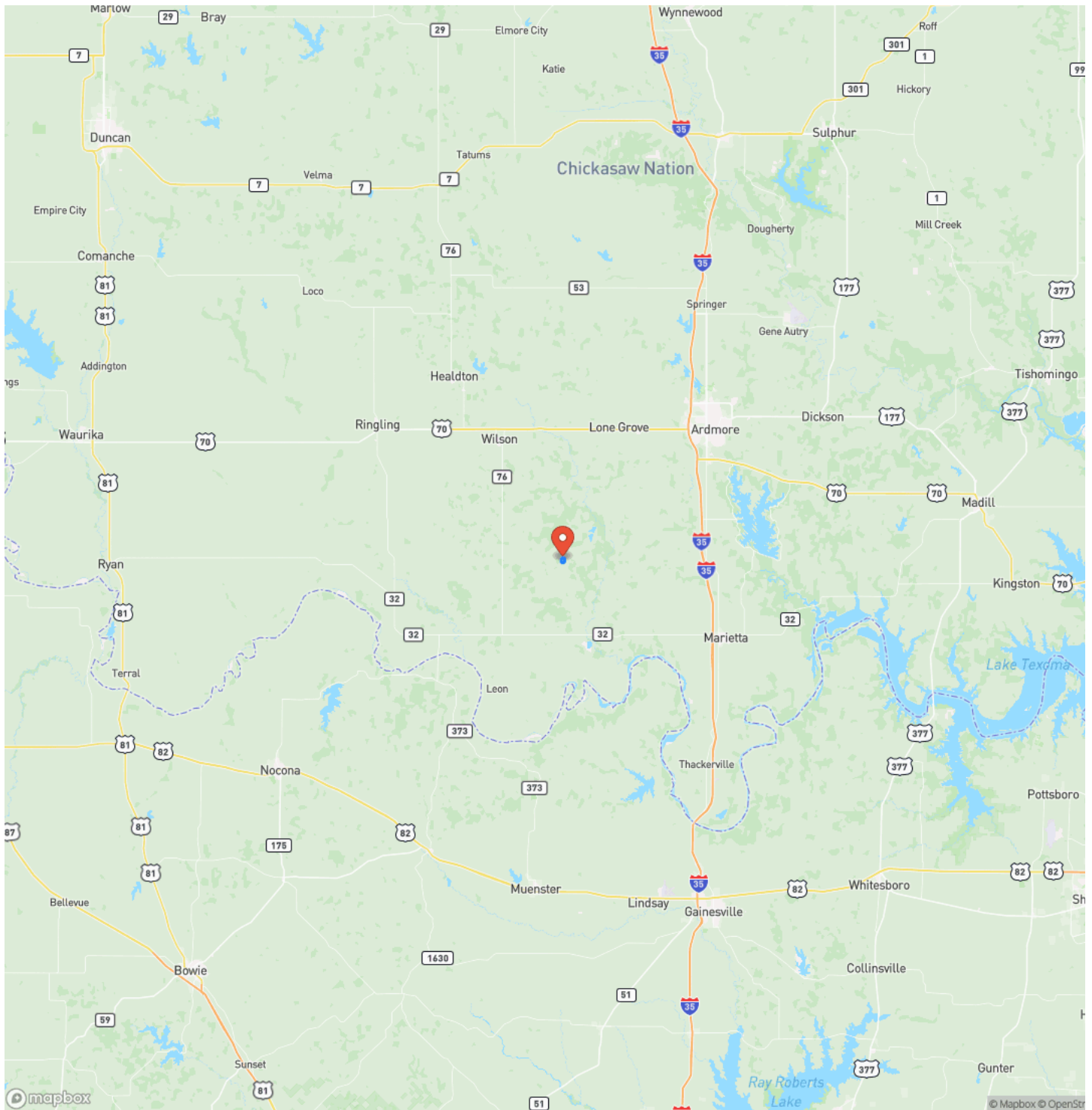
Oswalt Valley Ranch
Overbrook, OK / Love County



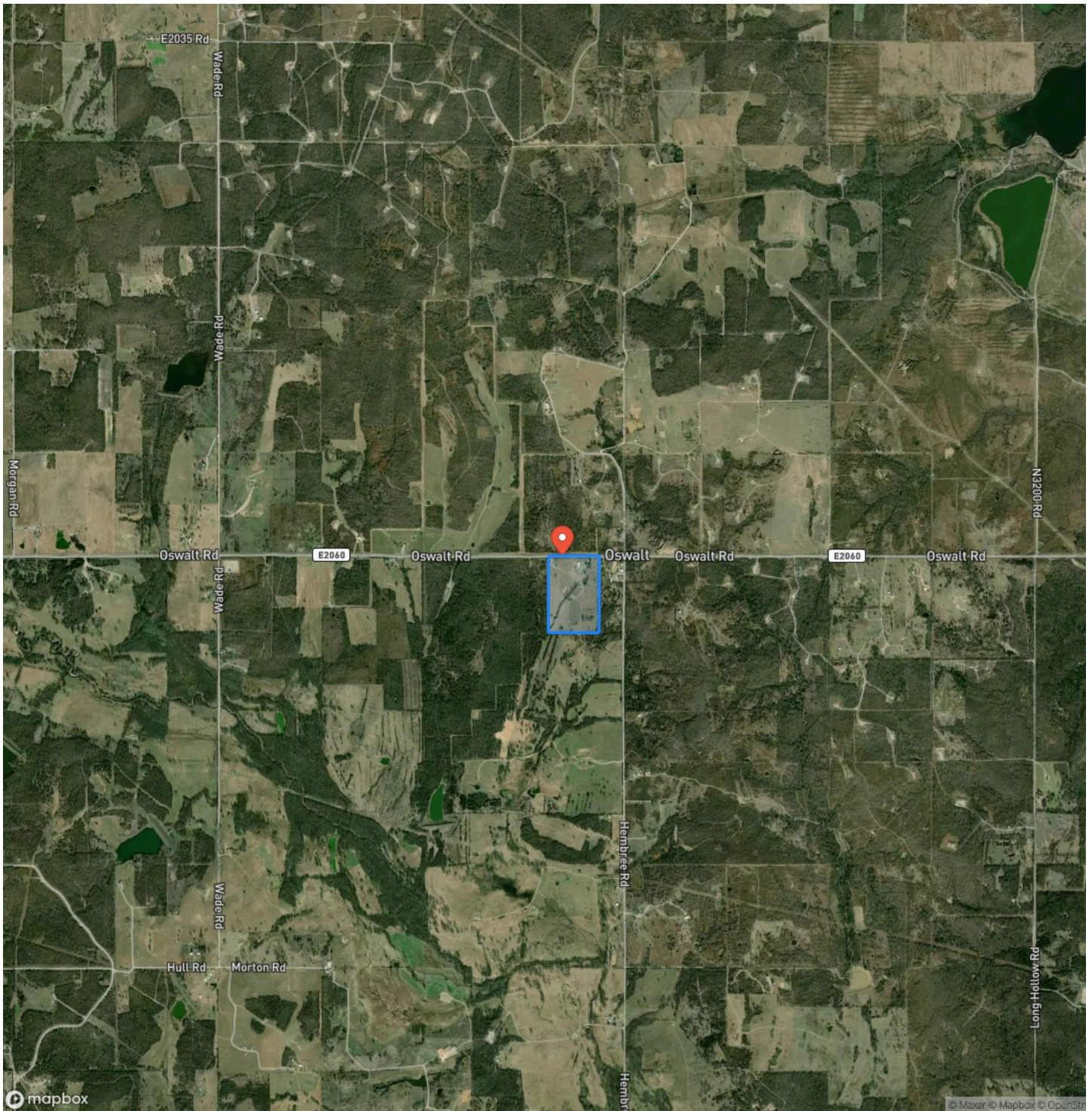
Locator Map



Locator Map



Satellite Map



LEGENDARY
LAND CO.

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 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

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>

