

**Bone Valley Ranch**  
Peanut Road  
Marietta, OK 73448

**\$731,250**  
117± Acres  
Love County



**Bone Valley Ranch**  
**Marietta, OK / Love County**

---

**SUMMARY**

**Address**

Peanut Road

**City, State Zip**

Marietta, OK 73448

**County**

Love County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

33.934559 / -97.143376

**Taxes (Annually)**

134

**Acreage**

117

**Price**

\$731,250

**Property Website**

<https://legendary.land/property/bone-valley-ranch-love-oklahoma/24499>





## **PROPERTY DESCRIPTION**

Bone Valley Ranch is an improved Bermuda grass ranch one mile off of I-35 in Marietta, OK. This ranch was re-sprigged in 2020 with Bermuda grass and has been consistently weed sprayed and fertilized since. This property has over 5,000' of spring-fed creeks that run and hold fresh water most of the year. There are two original ponds and five new ponds the owner constructed using the spring-fed creek system. The ponds are designed in succession to fill up one after another. This property's rich pasture and scattered shade trees make it ideal for a stocker operation or horse training facility. It's proximity and location also give it future development potential.

### **Location:**

- \*Marietta, OK - 1 mile
- \*Thackerville, OK - 13 miles
- \*Texas State Line - 16 miles
- \*Ardmore, OK - 18 miles
- \*DFW - 81 miles
- \*Oklahoma City - 114 miles

### **Access:**

- \*Paved County Road Peanut Road

### **Water:**

- \*Seven Ponds
- \*5,000' Seasonal Creek
- \*A series of seven watering holes in the spring-fed creeks

### **Utilities:**

- \*Rural water available at road
- \*Electric Meter

### **Climate:**

- \*Approximately +/- 38 inches of annual precipitation

### **Minerals:**

- \*Surface Only

### **Wildlife:**

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

### **Fishing:**

- \*Bass
- \*Bluegill
- \*Catfish

### **Terrain:**

- \*Topography ranging from 800' to 850'
- \*Thick Bermuda grass pastures
- \*Scattered Pecan Trees

### **Improvements:**

- \*Cattle working pens



- \*Shipping container feed bin
- \* 100' Shed row and wind break

**Equipment:**

\*NA

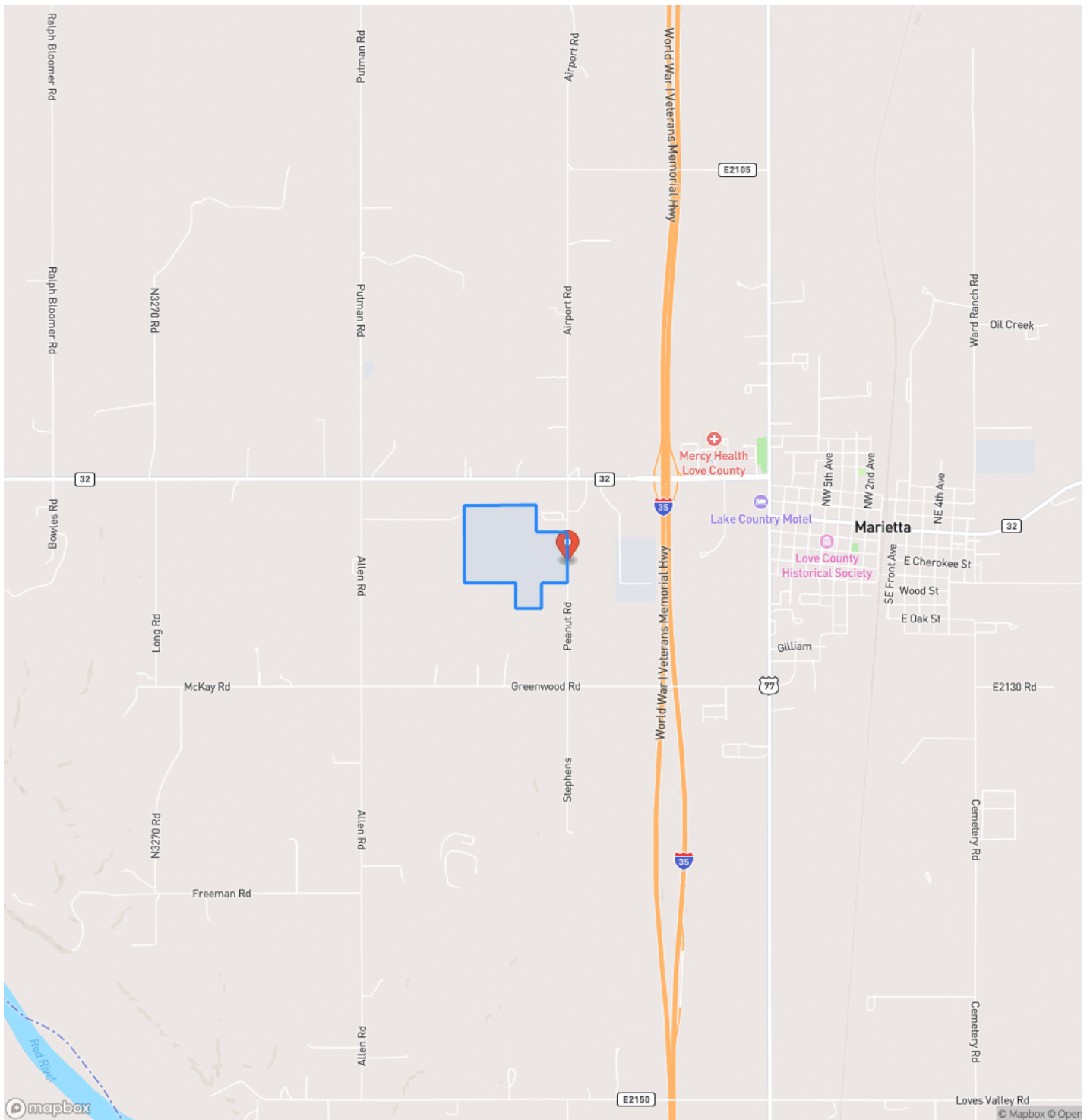
*If you are not already on the Legendary Land Company website, please follow the "Property Website" link.*

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



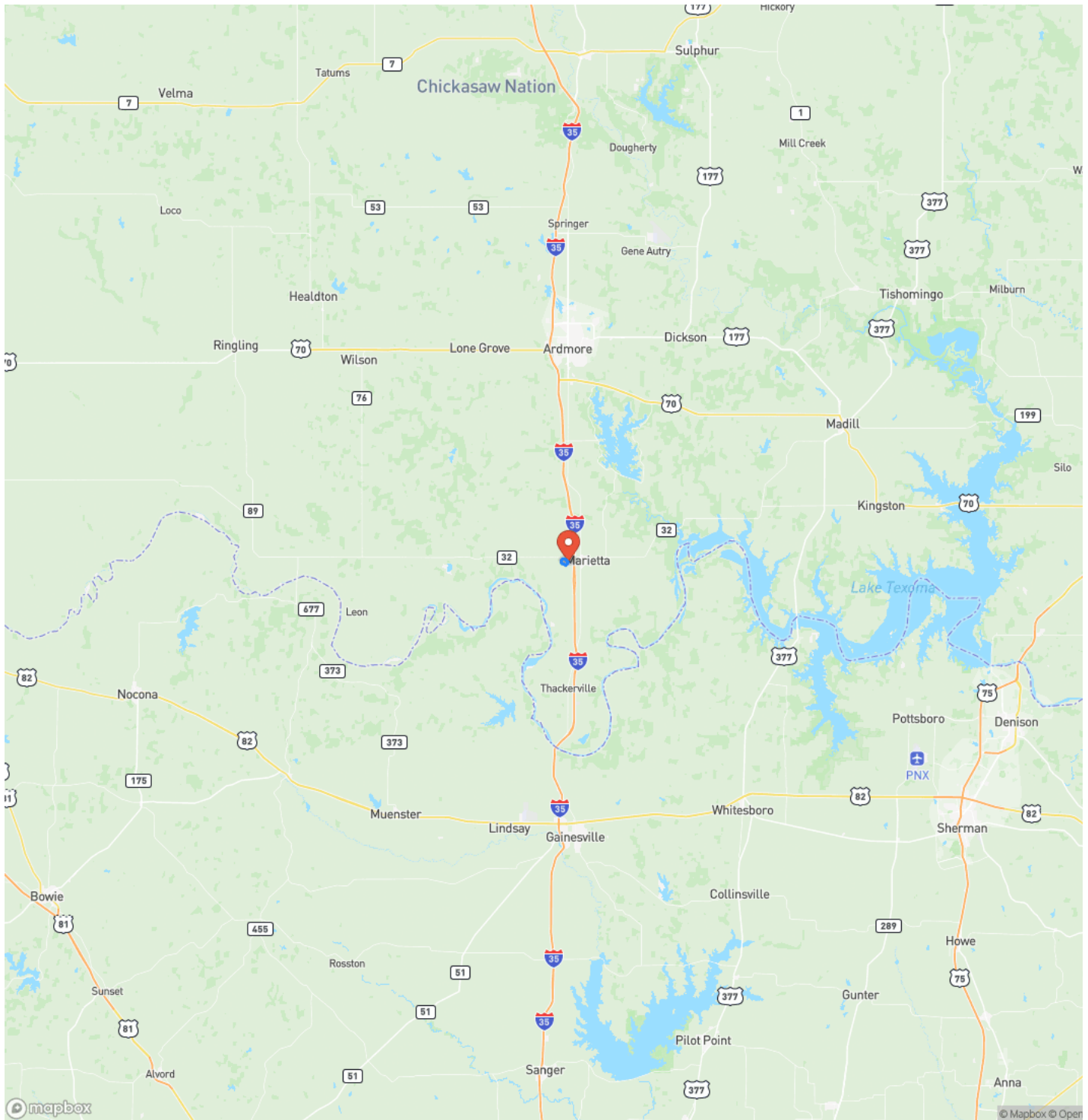


## Locator Map



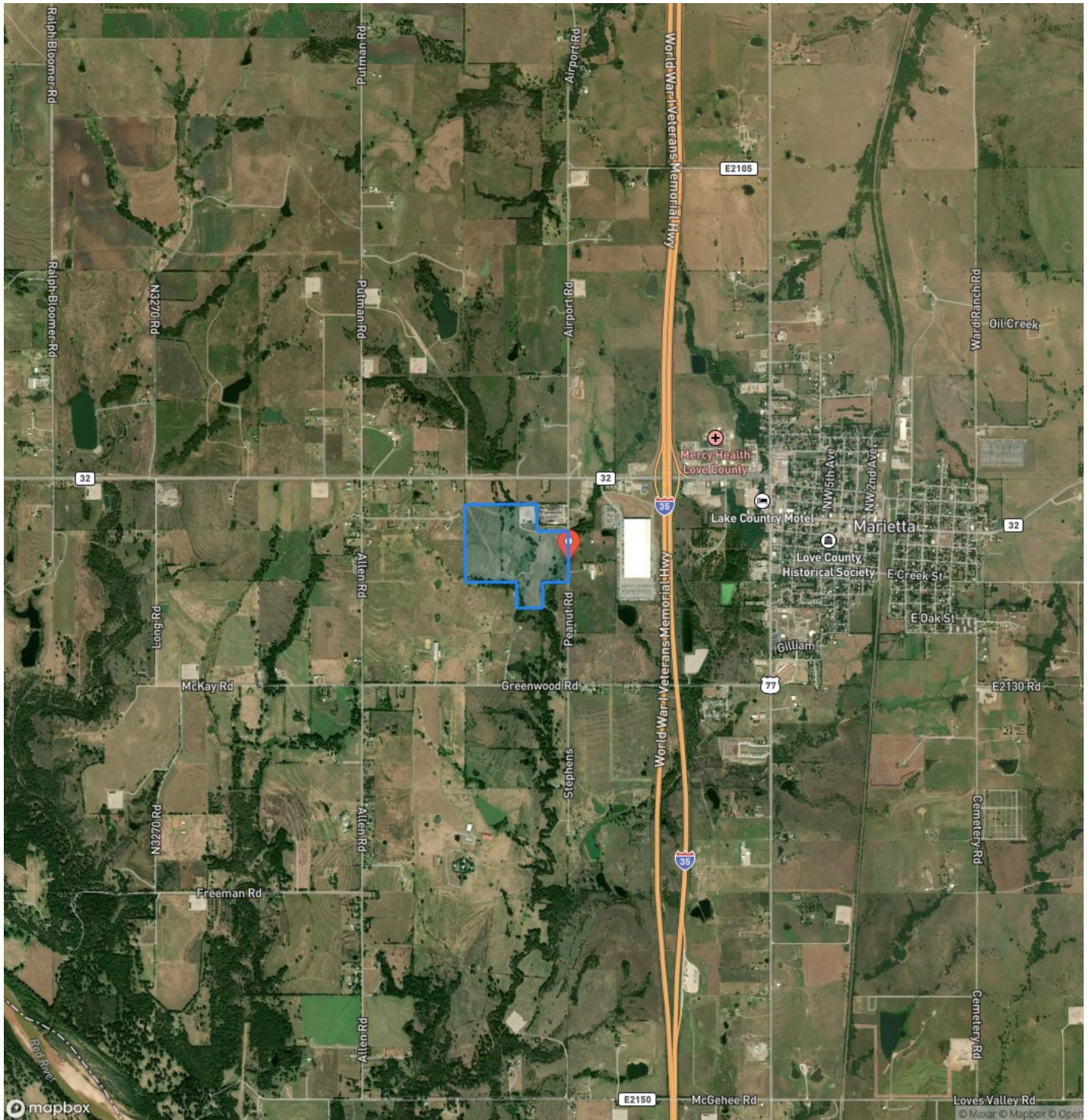


## Locator Map





## 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**

Ardmore, OK 73401

---

**NOTES**

---

---

---

---

---

---

---

## 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.



## **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>

---

