

Walnut Bayou Ranch  
Oswalt Rd  
Marietta, OK 73448

**\$1,155,000**  
110± Acres  
Love County



**Walnut Bayou Ranch**  
**Marietta, OK / Love County**

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**SUMMARY**

**Address**

Oswalt Rd

**City, State Zip**

Marietta, OK 73448

**County**

Love County

**Type**

Hunting Land, Ranches, Riverfront, Recreational Land

**Latitude / Longitude**

34.027386 / -97.281921

**Taxes (Annually)**

110

**Acreage**

110

**Price**

\$1,155,000

**Property Website**

<https://legendary.land/property/walnut-bayou-ranch-love-oklahoma/22115>



## **PROPERTY DESCRIPTION**

For generations Oswalt Road and Walnut Bayou have been widely considered the epicenter for large whitetail deer genetics in South Central Oklahoma. The Walnut Bayou Ranch is a rare opportunity to own a piece of that special ground that is also a very productive agricultural ranch as a bonus. This property is less than two hours from the DFW metro area and on a paved road for the entire trip. The current owners have managed for mature whitetail deer for 30+ years and the results are a testament to that. The area also has a consistent population of Rio Grande turkeys that roost along the Bayou. Owners will convey their mineral interest with past income records available upon requests.

### **Location:**

- \*Ardmore - 25 miles
- \*Marietta - 15 miles
- \*Oklahoma City - 129 miles
- \*DFW - 93 miles

### **Access:**

- \*1/4 mile of paved Oswalt Road frontage

### **Utilities:**

- \*Electricity available
- \*Water wells readily available with high water table

### **Climate:**

- \*Approximately 36" +/- inches of annual precipitation

### **Minerals:**

- \*100% Mineral Rights Included

### **Wildlife:**

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

### **Terrain:**

- \*Sandy Loam and Loam Soils
- \*Mostly flat, fertile creek bottom land along Walnut Bayou
- \*Native producing pecan groves
- \*Thick timbered areas and natural openings
- \*Native and Bermuda grass
- \*Topography ranging from 730' - 740'
- \*Seasonally flooded areas ideal for creating waterfowl impoundments

### **Improvements:**

- \*Cattle Pens

### **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,



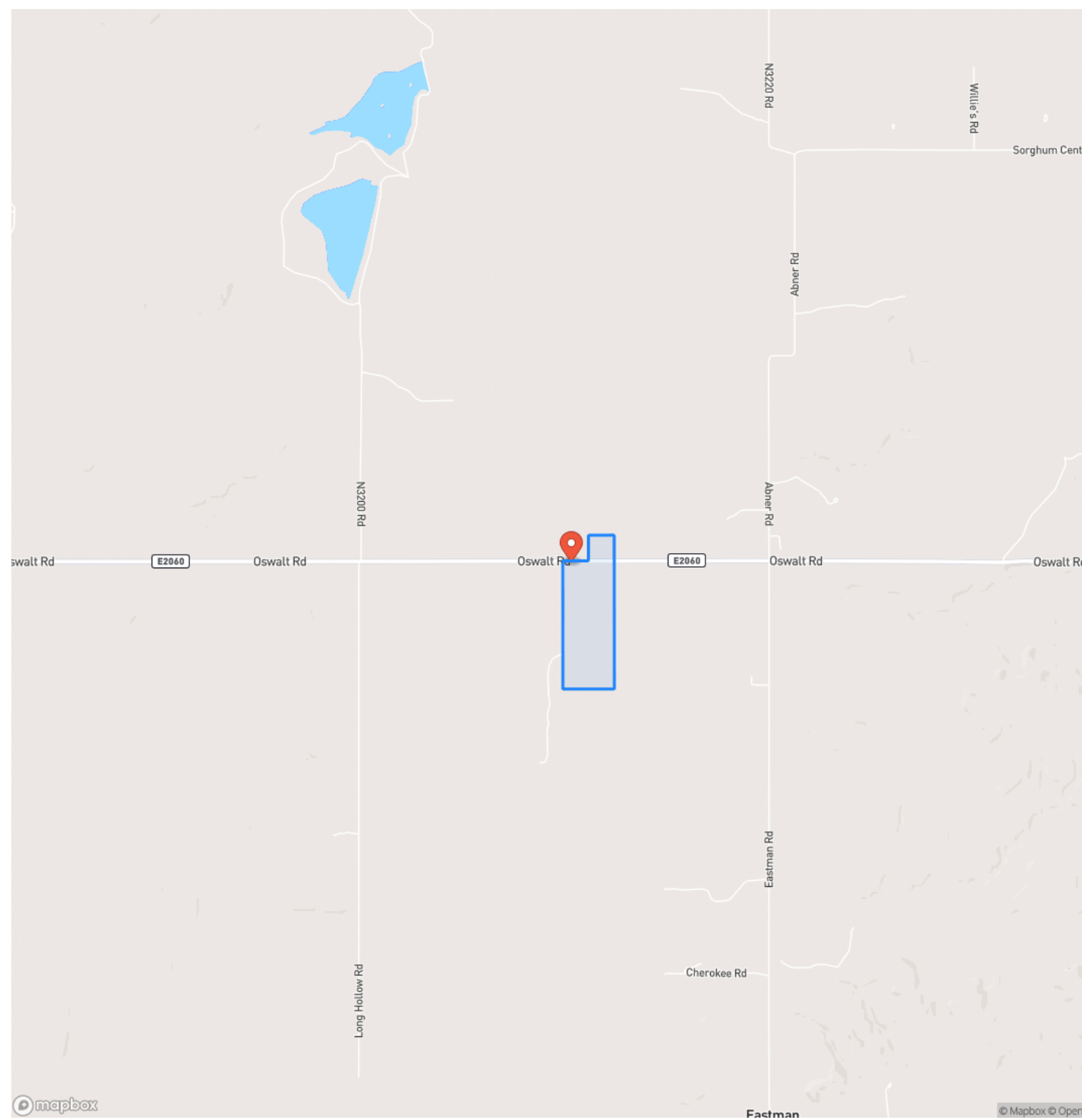
compensation, if any, will be at the sole discretion of Legendary Land Company.



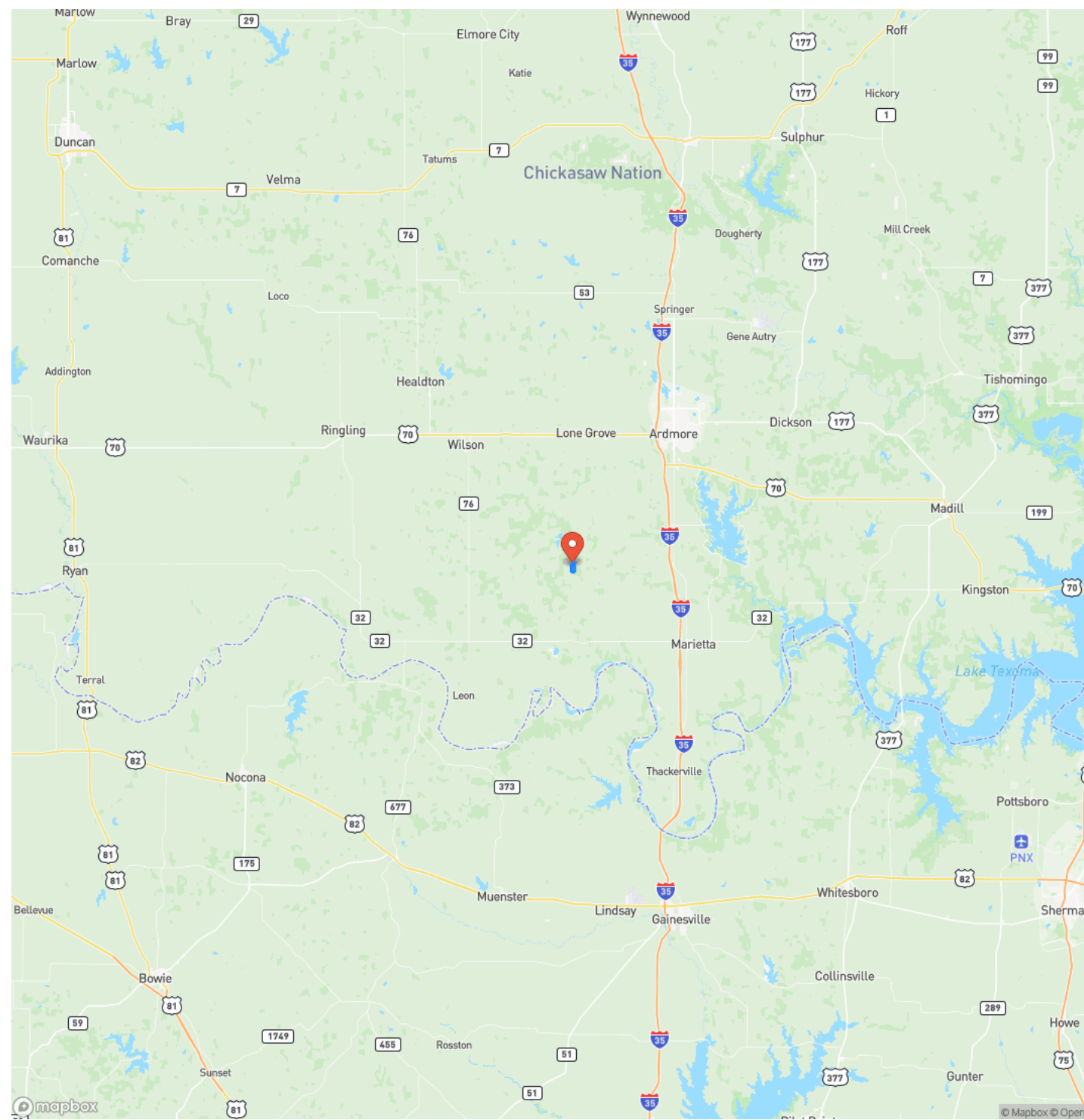
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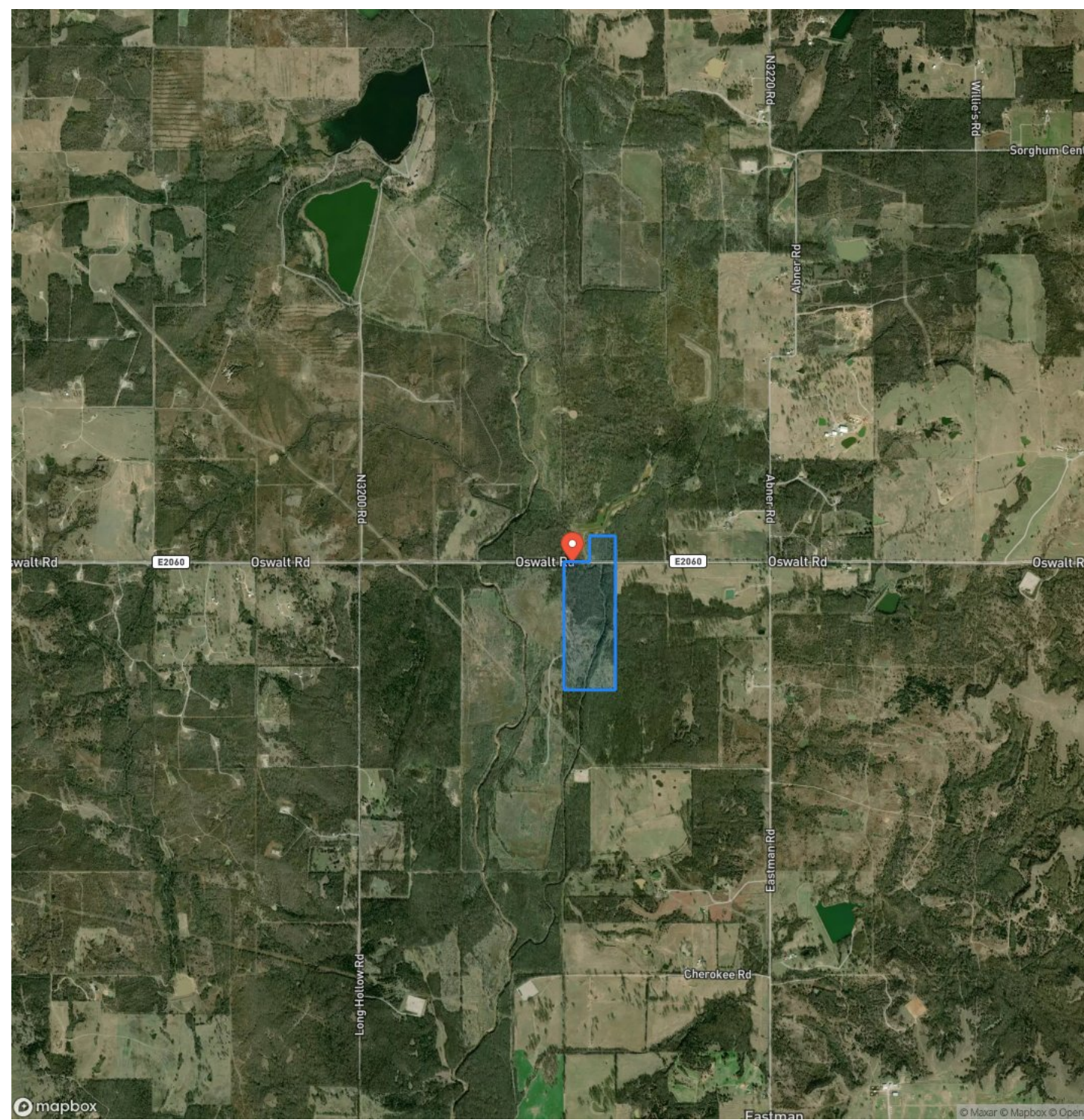
# Locator Map



# 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**

Ardmore, OK 73401

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**NOTES**

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## 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.



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