

Bristol Road Ranch Tract 1
North 3165 Road
Wilson, OK 73463

\$162,500
25± Acres
Carter County



Bristol Road Ranch Tract 1
Wilson, OK / Carter County

SUMMARY

Address

North 3165 Road

City, State Zip

Wilson, OK 73463

County

Carter County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.1456 / -97.3625

Acreage

25

Price

\$162,500

Property Website

<https://legendary.land/property/bristol-road-ranch-tract-1-carter-oklahoma/48163/>



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PROPERTY DESCRIPTION

Bristol Road Ranch Tract1 is a beautiful hunting and agricultural property with scattered post oaks and mixed grasses overlooking the countryside of western Carter County. There are many excellent home sites with scenic views, as well as exceptional native Crosstimbers habitats which provide exceptional hunting opportunities. New trails and clearings have been cut throughout the property for excellent access. An additional 28 acres are available along the eastern border.

Location:

- *Ardmore - 15 miles
- *DFW - 99 miles
- *Oklahoma City - 112 miles

Access:

- *3/4 mile of paved county road frontage

Water:

- *One seasonal creek drainage
- *Locations to build additional ponds

Utilities:

- *Rural water available
- *Electric Available

Climate:

- *Approximately +/-38 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *NA

Terrain:

- *Rolling terrain with oak-covered uplands
- *Scattered mature native pecans in drainages
- *Bermuda grass and native grasses
- *Elevation ranging from 840' to 900'

Improvements:

- *NA

Equipment:

- *NA

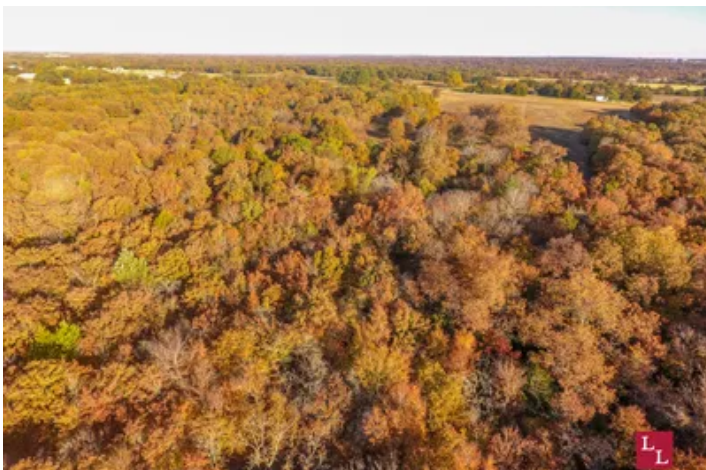


If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

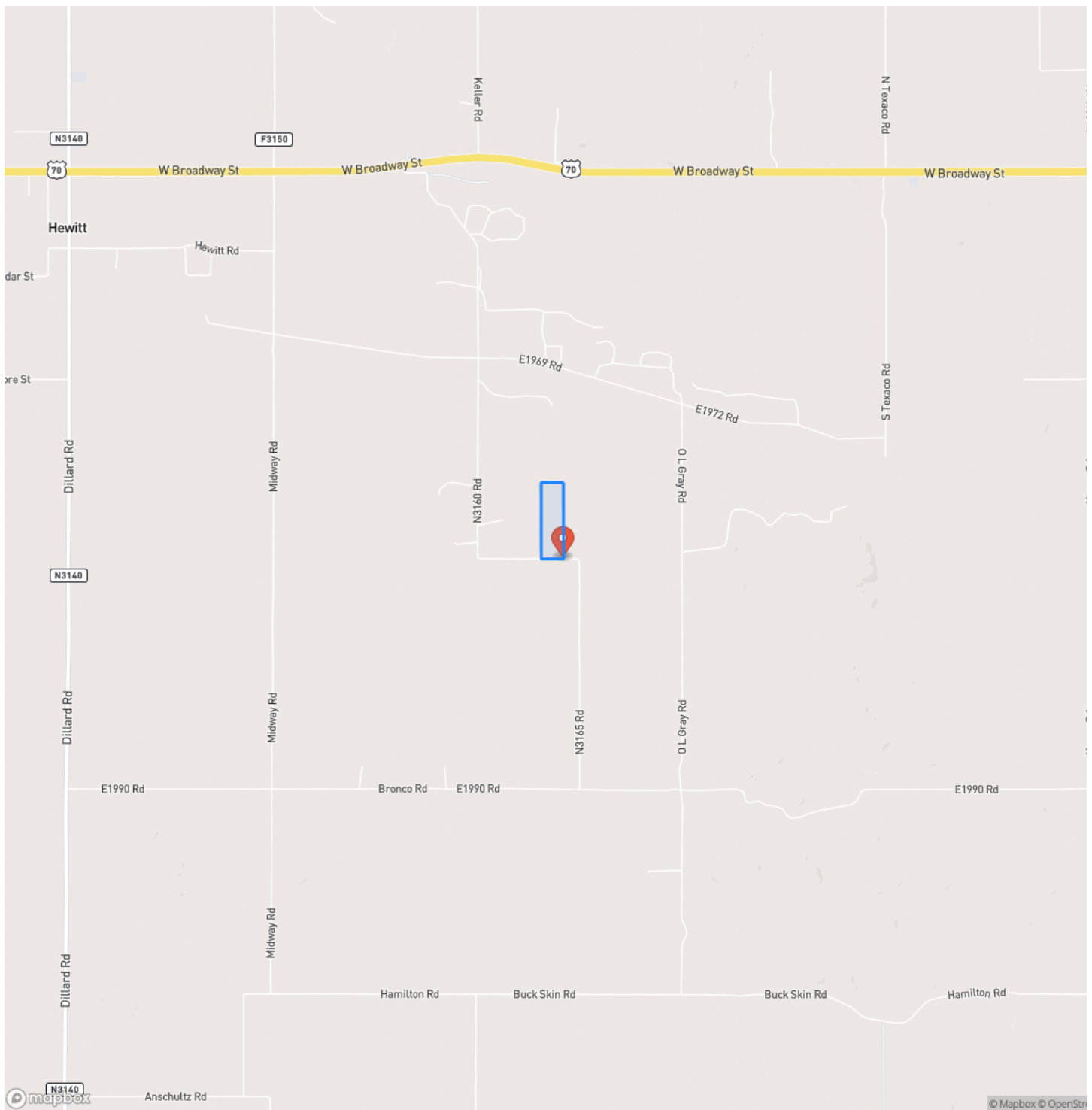
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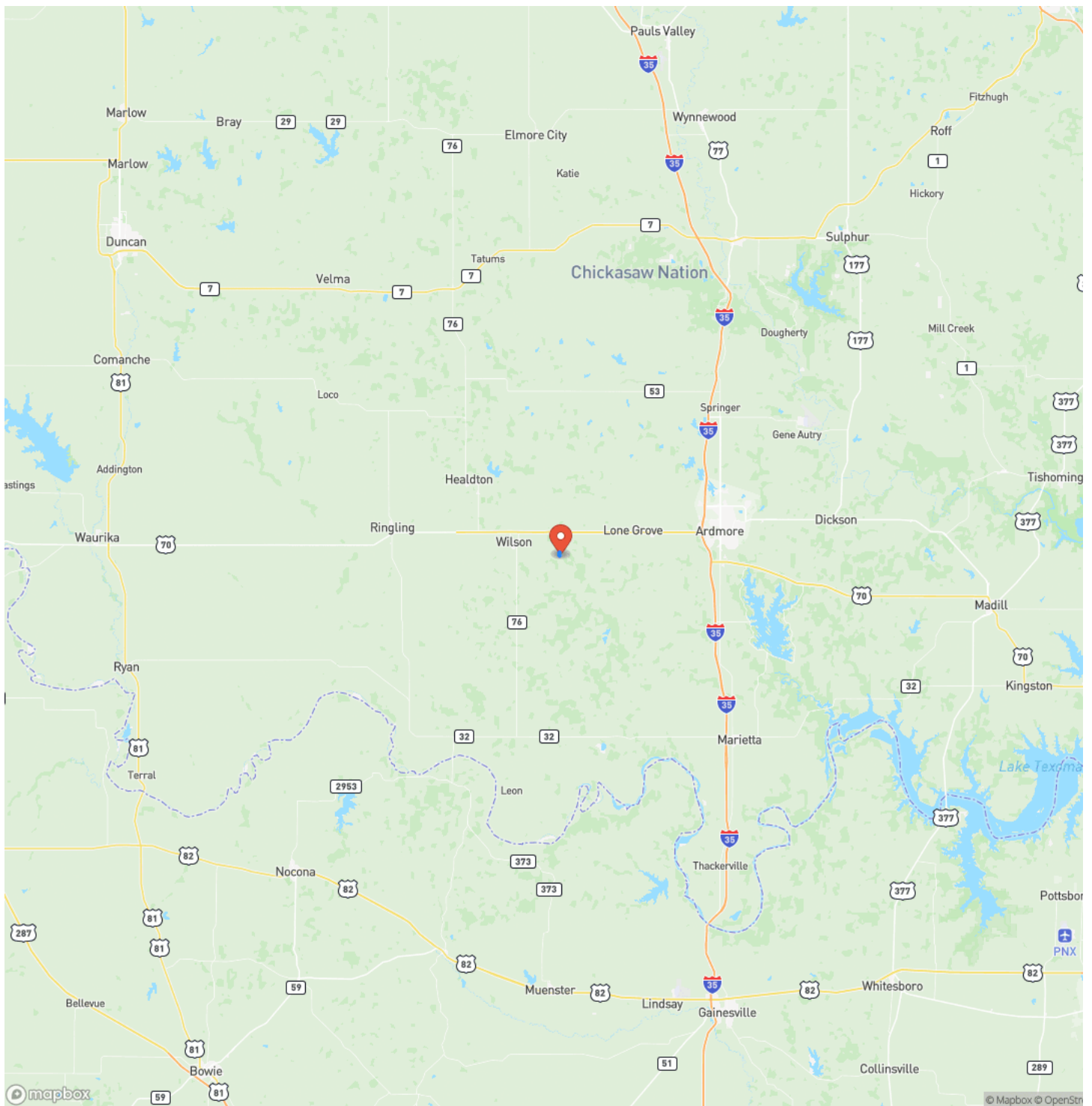
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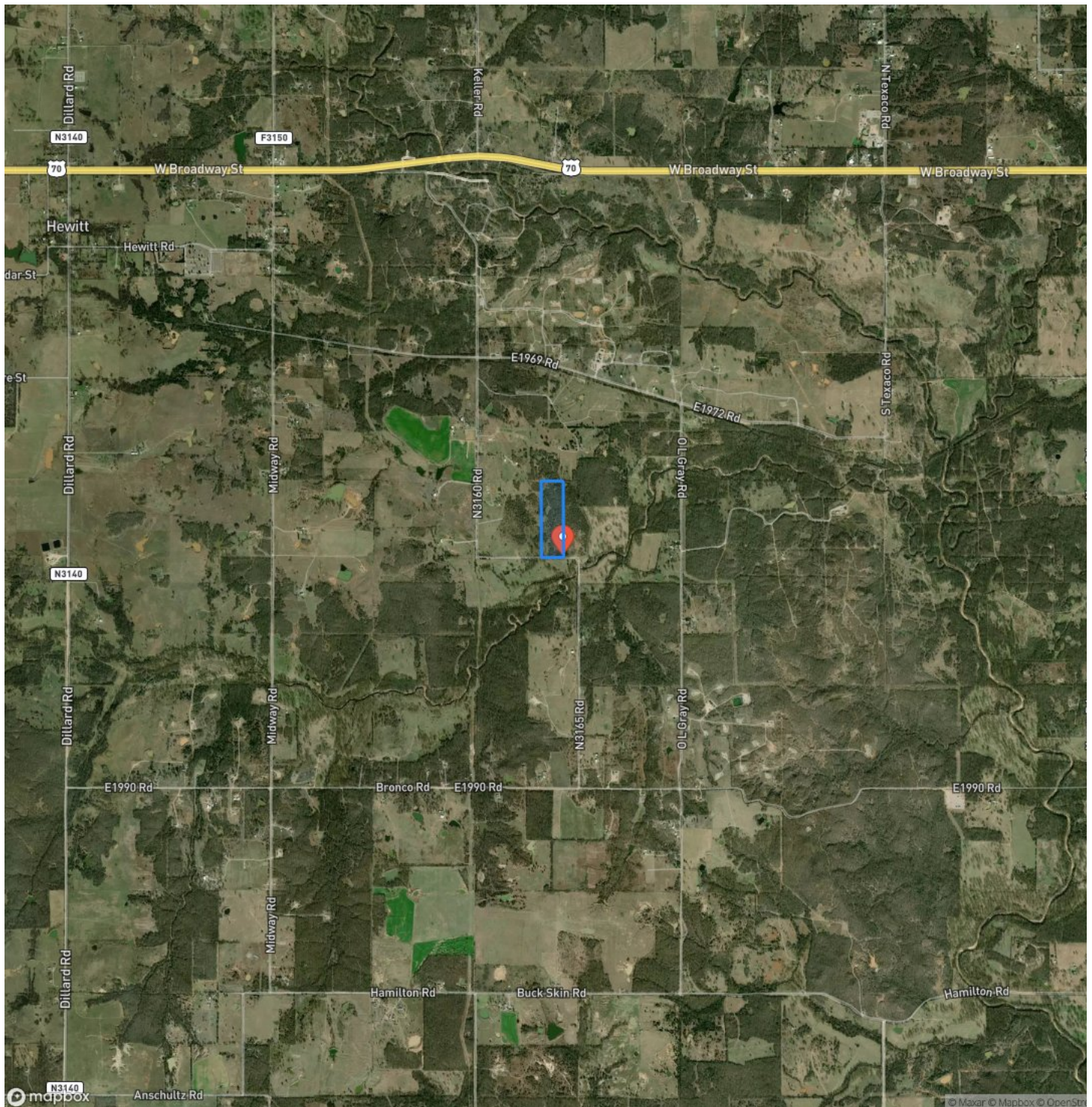
Locator Map



Locator Map



Satellite Map



Bristol Road Ranch Tract 1
Wilson, OK / Carter 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

Ardmore, OK 73401

NOTES

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MORE INFO ONLINE:

http://legendary.land

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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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