

Spring Lake Retreat
Wilson, OK 73463

\$719,000
120± Acres
Carter County



Spring Lake Retreat
Wilson, OK / Carter County

SUMMARY

City, State Zip

Wilson, OK 73463

County

Carter County

Type

Hunting Land, Recreational Land

Latitude / Longitude

34.162039 / -97.425855

Taxes (Annually)

56

Acreage

120

Price

\$719,000

Property Website

<https://legendary.land/property/spring-lake-retreat-carter-oklahoma/56834/>



PROPERTY DESCRIPTION

Description

Spring Lake Retreat is a turnkey hunting and fishing property located in western Carter County. From a habitat perspective, this property stands out as one of the strongest on the market. It boasts a diverse range of features, including big water and wetland sloughs with dense underbrush, as well as mature oaks and switchgrass uplands. This varied habitat attracts and sustains wildlife throughout the calendar year.

Upon entering the ranch, visitors are greeted by a 5-acre spring-fed lake, which offers abundant fishing opportunities thanks to its structure as well as shallow flats filled with moist soil vegetation, perfect for waterfowl. The property benefits from a very navigable road system, making tasks such as planting food plots and routine maintenance highly accessible.

Southern Oklahoma is renowned for its abundance of good whitetail genetics and incredible waterfowl hunting, and this property is situated right in the heart of the action.

Location:

- *Oklahoma City - 114 miles
- *DFW - 123 miles
- *Ardmore, OK - 17 miles

Access:

- *County Rd access Wade Road

Water:

- *5 acre lake
- *3 acre slough
- *Springs and spring-fed creeks

Utilities:

- *Electric available at road
- *Water wells readily available in this area

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 870' - 960'
- *Mature Oak timber and other hardwoods
- *Sandy loam soils
- *Waterfowl sloughs with flooded timber 3.5 acres
- *Thick native grass and crosstimbers habitat
- *Food plots along Right of ways

Improvements:

- *400 sf cabin
- *20'x20' covered patio
- *Floating Fishing Dock
- *3 box blinds

Equipment:

- *NA

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

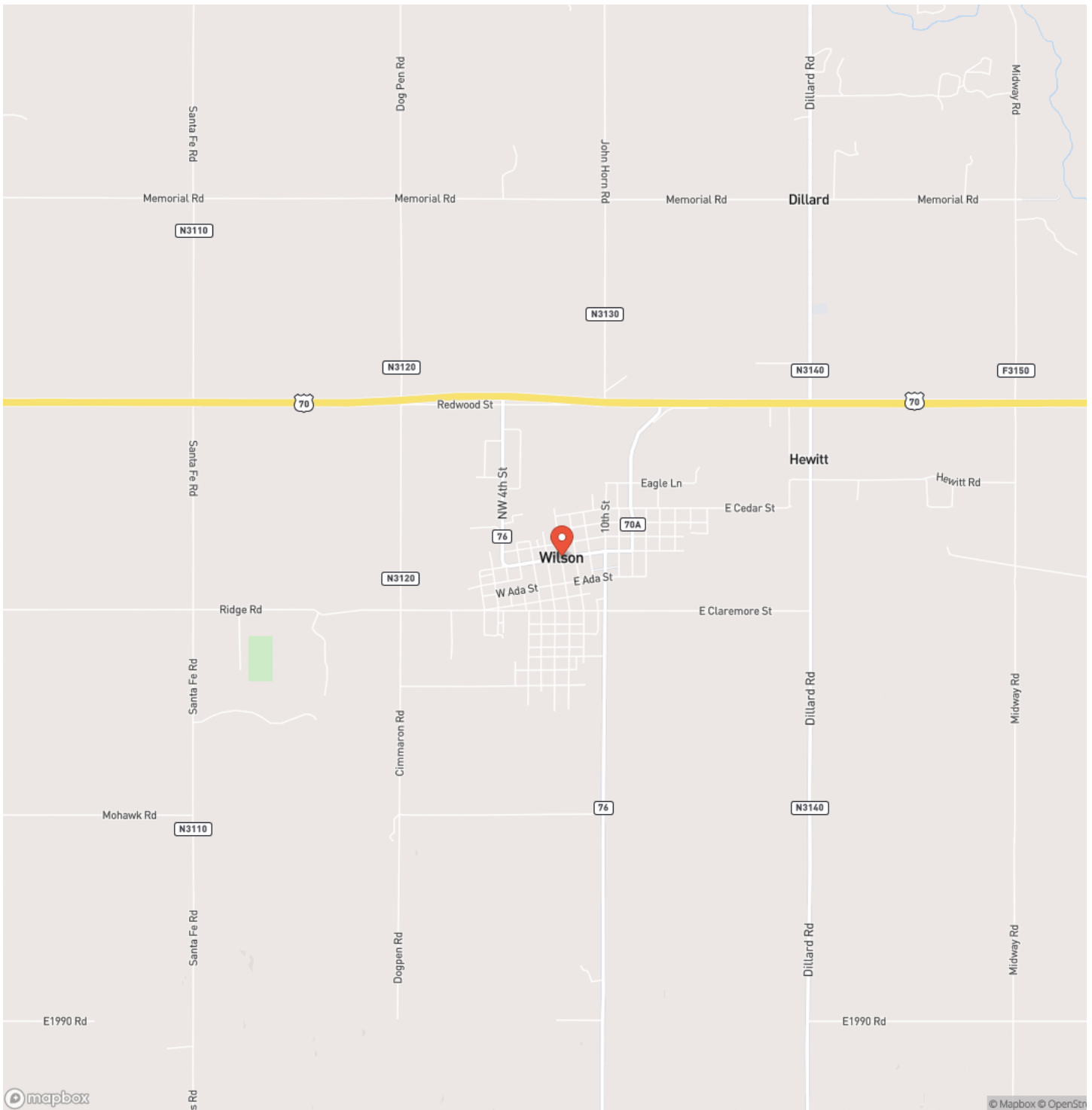
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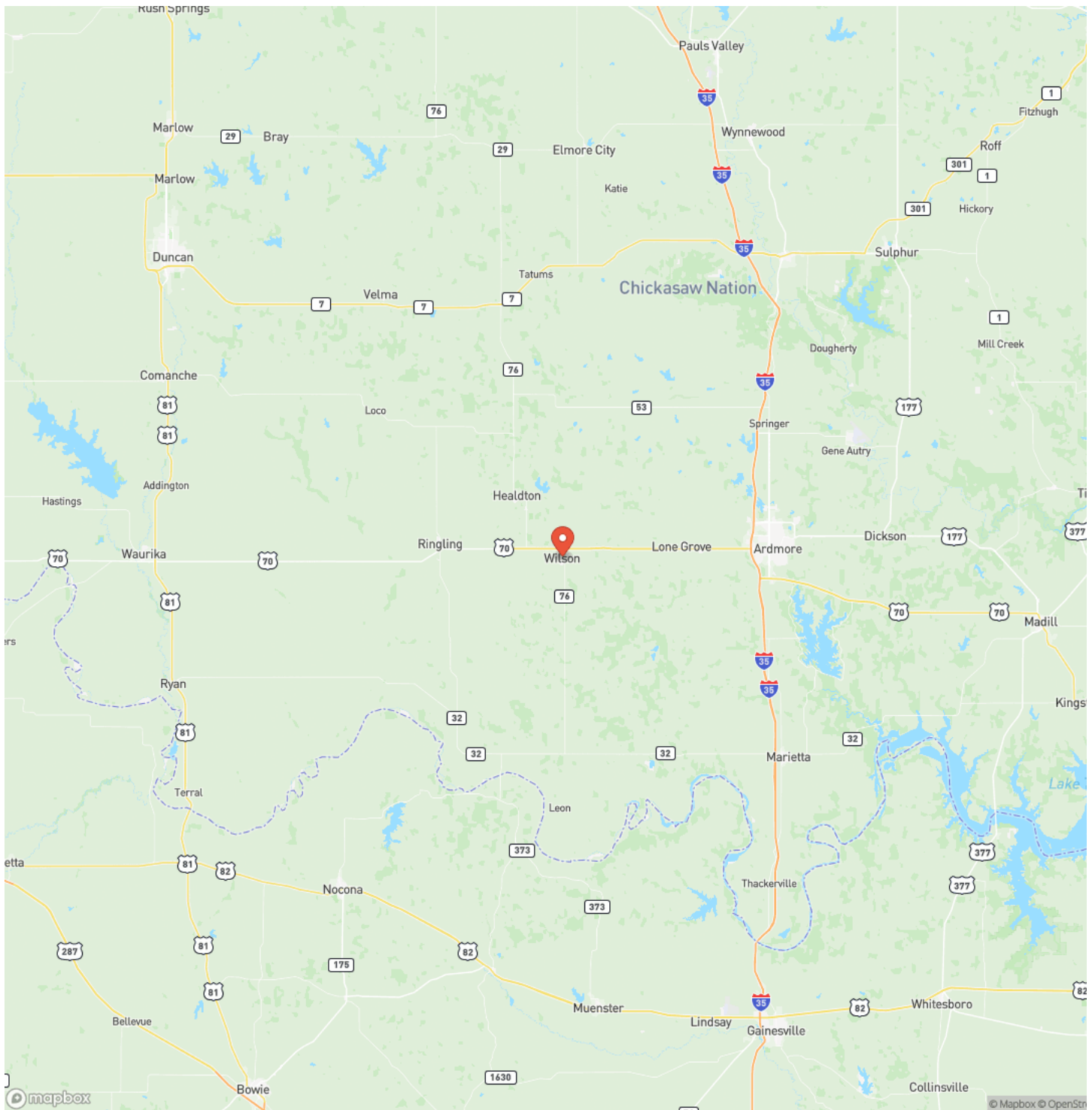
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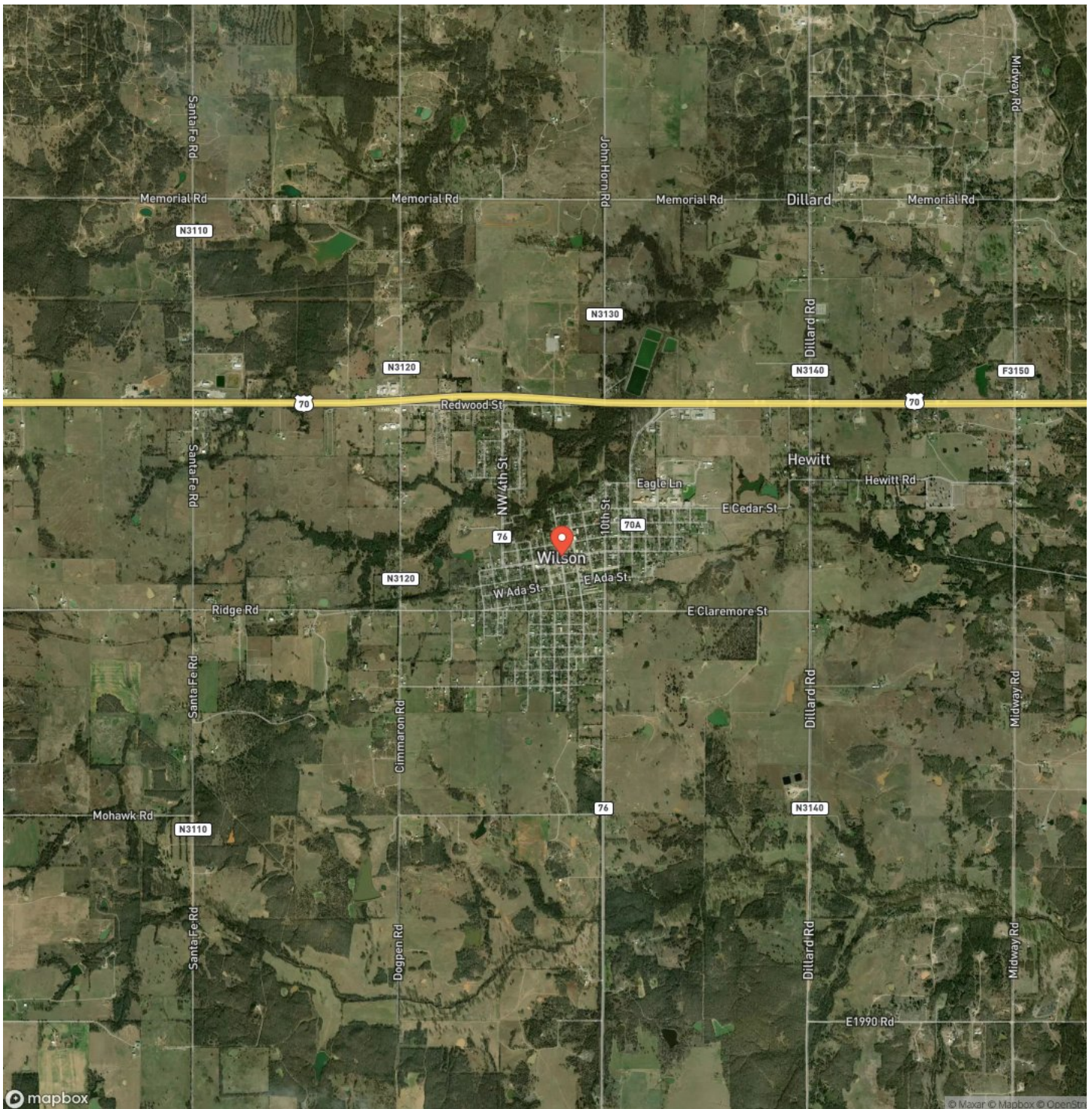
Locator Map



Locator Map



Satellite Map



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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