

Taylor Ranch
29797 E 2068 Road
Ringling, OK 73456

\$2,660,000
498± Acres
Jefferson County



Taylor Ranch
Ringling, OK / Jefferson County

SUMMARY

Address

29797 E 2068 Road

City, State Zip

Ringling, OK 73456

County

Jefferson County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.0147 / -97.617

Taxes (Annually)

851

Dwelling Square Feet

2400

Bedrooms / Bathrooms

3 / 2

Acreage

498

Price

\$2,660,000

Property Website

<https://legendary.land/property/taylor-ranch-jefferson-oklahoma/45110/>



Taylor Ranch

Ringling, OK / Jefferson County

PROPERTY DESCRIPTION

The Taylor Ranch is a highly improved 500 acre working cattle ranch with a newly built ranch house, covered working pens, new ponds, and tillable ground. This property has been transformed from a rough brushy cattle ranch with minimal water to one of the most excellent cattle properties in Jefferson County.

Location:

- *Grady, OK - 3 miles
- *Bowie, TX - 33 miles
- *Waurika, OK - 40 miles
- *Wichita Falls, TX - 66 miles
- *DFW - 111 miles
- *Oklahoma City - 122 miles

Access:

- *Hwy 32 frontage
- *County Road N3020
- *County Road N3010
- *County Road E2060

Water:

- *Seven ponds
- *Two seasonal creeks

Utilities:

- *Water Well
- *Electric Meter
- *Septic System

Climate:

- *Approximately +/-34 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Elevation ranging from 830' - 890'
- *Rolling native grass pastures
- *Hardwood draws



- *Mature Pecan Trees
- *Scattered mesquite

Improvements:

- *2,400 sf Metal home built in 2021
- *40' x 40' carport with build in outdoor kitchen
- *40' x 60' insulated shop with 20' lean-to shed, enclosed office
- *Crossfencing
- *50' x 70' covered cattle working facility
- *Pipe cattle pens
- *30' x 30' hay barn

Equipment:

- *Sold Separately

General Description:

As you pull through the gates of the Taylor Ranch, you approach the headquarters, a brand new 2,400' sf three bed, two bath ranch home. This ranch home was built with no wasted space, an open floor plan, and plenty of storage. 10' deep porches wrap around this ranch home's West and North sides and lead into a 40' x 40' garage with an outdoor kitchen equipped with a gas grill, flattop grill, sink, and plenty of counter space. A 40' x 60' insulated workshop with an office space inside is situated next to the home. A 50' x 70' set of covered working pens is a short distance from the house. The current owner has constructed five new ponds to give ample water to every pasture, even during the worst of drought years. There are over 50 acres of tillable ground on the property planted with winter wheat. The wildlife and fishing element of this property is ranked high. Jefferson County is no secret to large white-tailed deer, migratory game birds, and bobwhite quail.

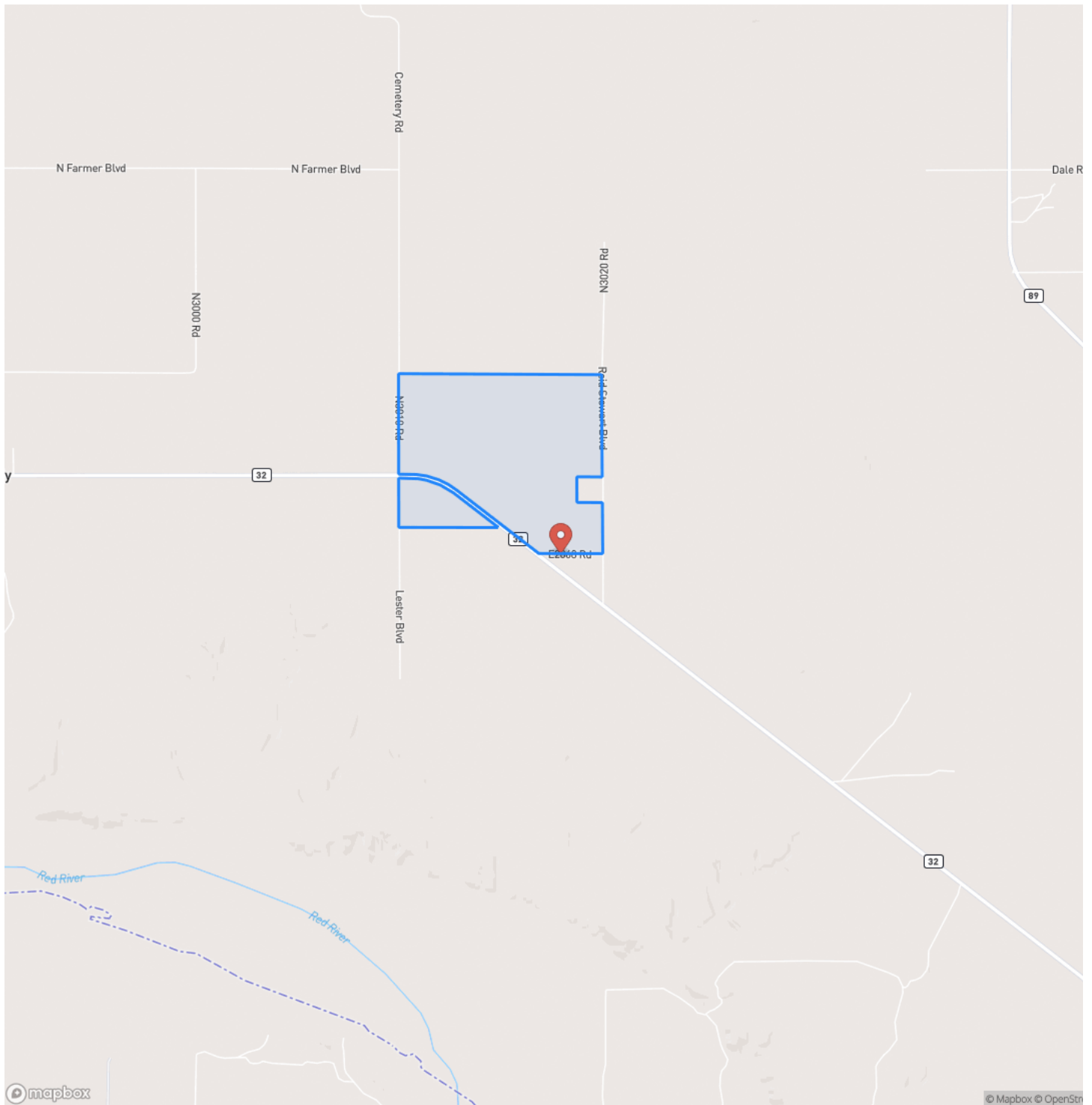
If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

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.

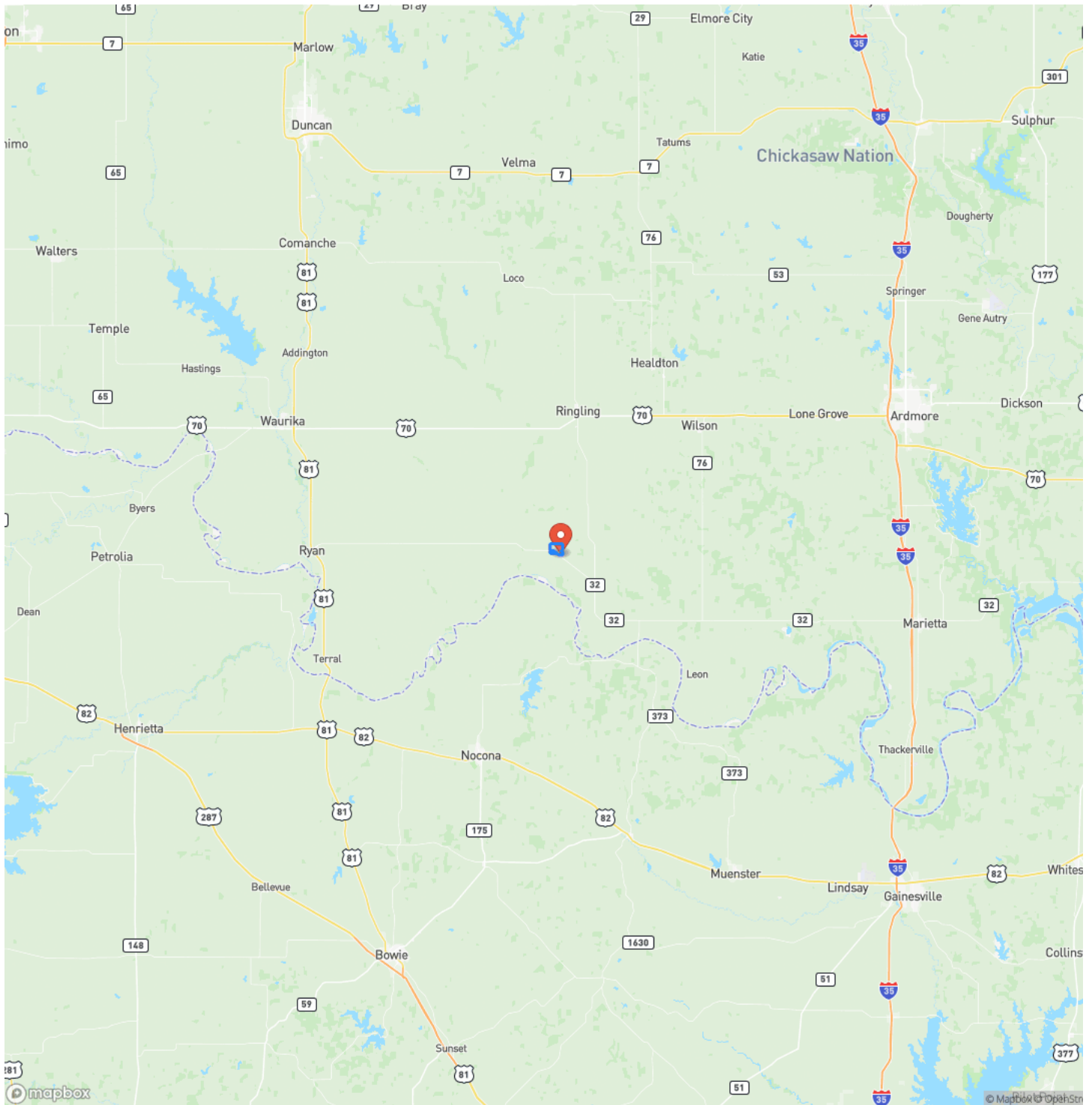




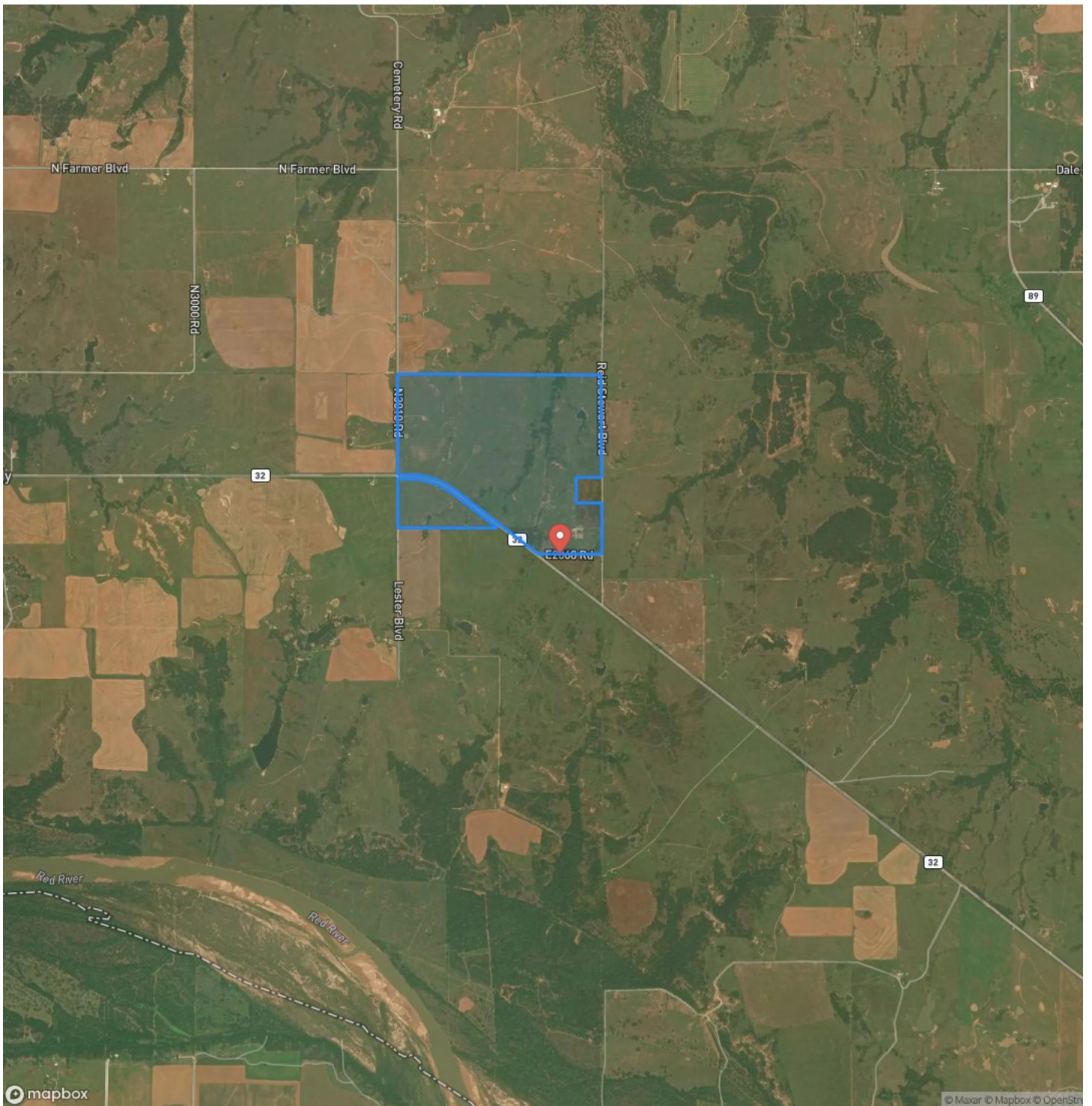
Locator Map



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

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 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>

