

**Pear Orchard Road Farm**  
Pear Orchard Road  
Marietta, OK 73448

**\$630,000**  
70 +/- acres  
Love County





**Pear Orchard Road Farm**  
**Marietta, OK / Love County**

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## **SUMMARY**

**Address**

Pear Orchard Road

**City, State Zip**

Marietta, OK 73448

**County**

Love County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

34.001243 / -97.005083

**Taxes (Annually)**

70

**Acreage**

70

**Price**

\$630,000



## **PROPERTY DESCRIPTION**

The Pear Orchard Road Farm is a secluded mix of native and improved grasses with roughly 20 acres of mature timbered edge habitat. These highly productive sandy loam soils support up to twenty cow-calf pairs throughout the growing season or can be used as an outstanding hay field. The southern border of the property is Hickory Creek Wildlife Management Area which is roughly 7,300 acres of managed, public hunting and fishing. If big water suites you better, in less than three miles you can be at Lake Murray State Park and less than 10 miles at a ramp on Lake Texoma. This property would be ideal for cabin rentals or a homestead, or weekend recreational getaway.

### **Location:**

- \*Marietta - 14 miles
- \*Ardmore - 19 miles
- \*DFW - 94 miles
- \*Oklahoma City - 117 miles

### **Access:**

- \*Frontage on gravel, county maintained Pear Orchard Road

### **Water:**

- \*One pond
- \*Seasonal creek drainage

### **Utilities:**

- \*Water Well availability
- \*Electric Meter

### **Climate:**

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

### **Minerals:**

- \*Surface Only

### **Wildlife:**

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

- \*Quail
- \*Wild Hogs

**Fishing:**

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

**Terrain:**

- \*Topography ranging from 700'-740'
- \*Mixed native and improved grass hayfield
- \*Roughly 20 acres of hardwood and cedar timber
- \*Teller and Konsil sandy loam soils
- \*Borders managed wildlife management area known for producing big whitetails

**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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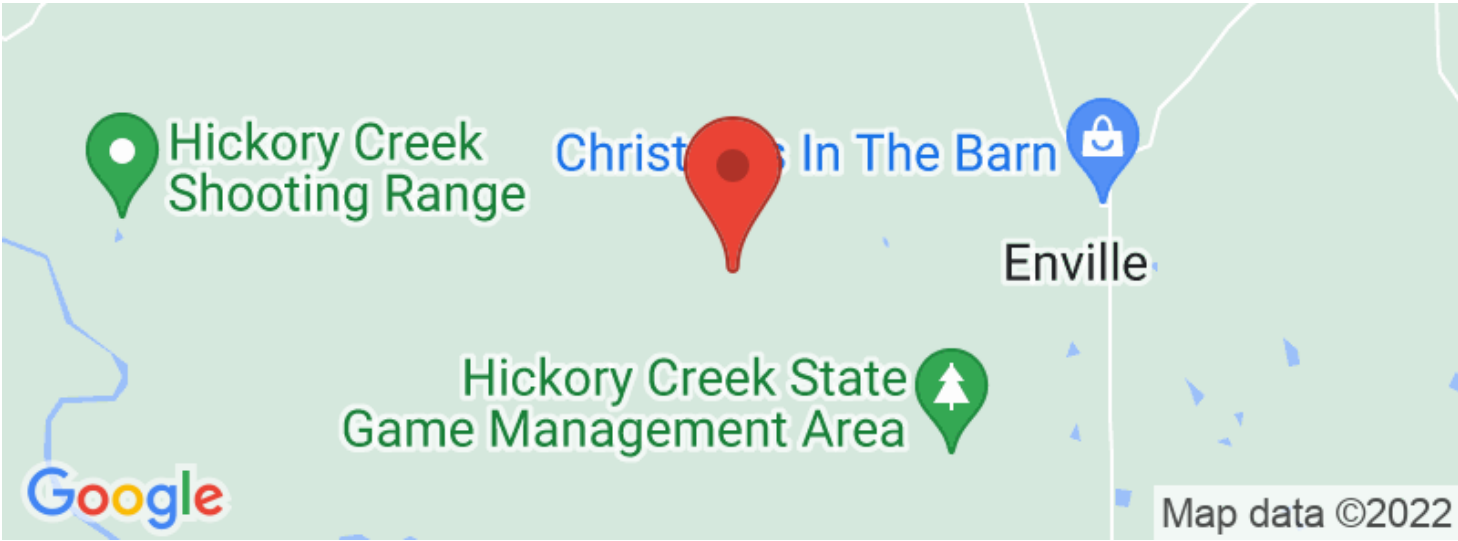


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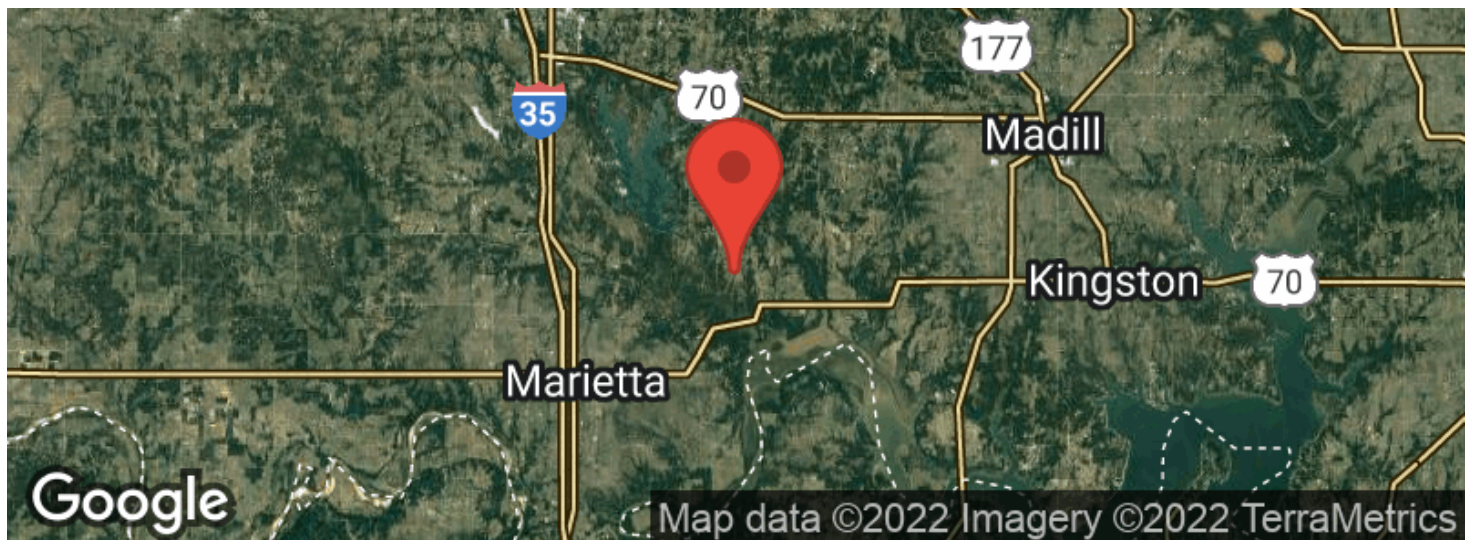
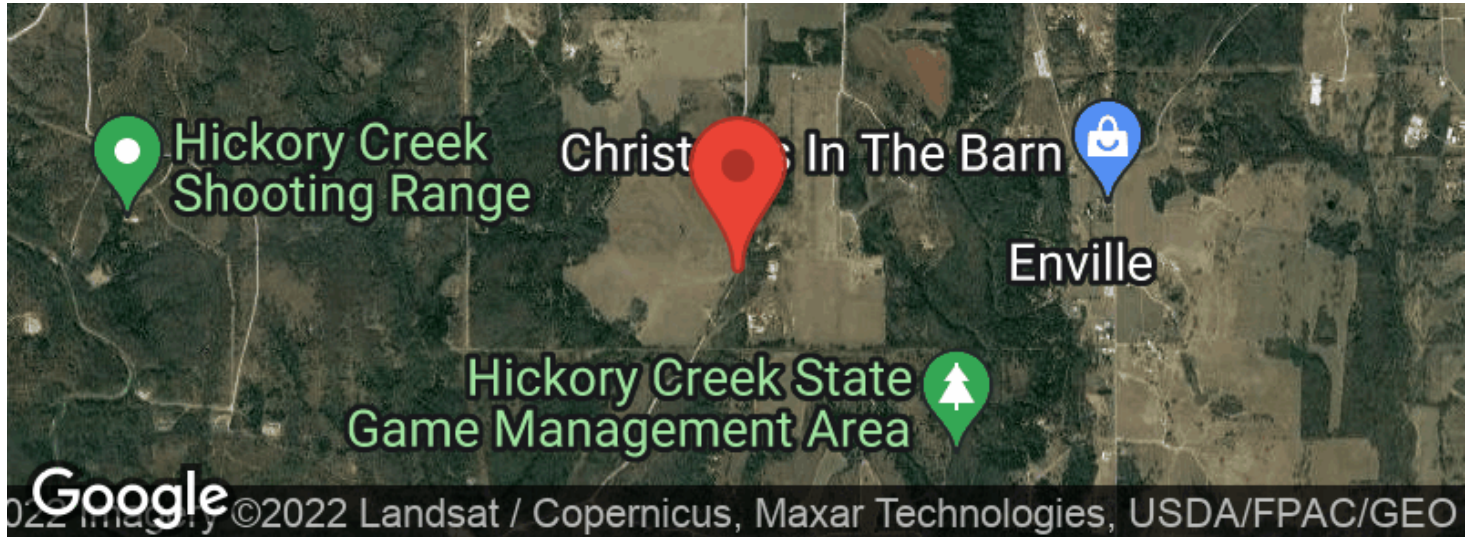


# Locator Maps





## Aerial Maps



**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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## 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**

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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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