

**Lake Texoma Ranch for Sale**  
7275 leavenworth trail  
Mead, OK 73449

**\$988,650**  
39.680± Acres  
Bryan County



**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**



**Lake Texoma Ranch for Sale**  
**Mead, OK / Bryan County**

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**SUMMARY**

**Address**

7275 leavenworth trail

**City, State Zip**

Mead, OK 73449

**County**

Bryan County

**Type**

Hunting Land, Recreational Land, Single Family

**Latitude / Longitude**

33.953577 / -96.501089

**Taxes (Annually)**

2063

**Dwelling Square Feet**

1819

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

39.680

**Price**

\$988,650

**Property Website**

<https://www.mossyoakproperties.com/property/lake-texoma-ranch-for-sale-bryan-oklahoma/78787/>



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## Lake Texoma Ranch for Sale Mead, OK / Bryan County

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### **PROPERTY DESCRIPTION**

**LOCATION:** Located on Leavenworth Trail, a well maintained asphalt highway in Bryan County, OK. 3 miles from Mead and 9 miles from Durant.

**WATER:** One pond on the property as well as a creek. Water supplied by Rural Water District #5

**UTILITIES:** Electric. Septic. Water. Propane. Internet

**MINERALS:** No production on the property.

**VEGETATION:** Native grasses and trees including white oak, red oak, hickory, cedar, pine, hackberry, pecan and more.

**TERRAIN:** 650' to 700' above sea level elevations.

**SOILS:** Fine sandy loam

**TAXES:** \$2,063 for 2024

**IMPROVEMENTS:** Entry gate, improved roads, pond, home, shop, storm shelters, trails.

HOME: Built in 2007. 1819 square feet. 3 bedrooms. 2 bathrooms. Excellent wood burning fireplace. Composition shingle roof. Screened in porch. 20x23 garage with seperate attached carport. Granite kitchen counters. Custom cabinets.

SHOP: 30x48x10 metal shop with concrete floor. 12'x9' overhead door. 12x18 office area

**CURRENT USE:** Single family rural residential

**POTENTIAL USE:** rural residential, estate, recreational, investment, resort, Development, Commercial

**EASEMENTS:** Electrical transmission line is the only known easement

**LEASES:** None

Nealy 40 acres of land for sale adjoining the US Army Corps of Engineers (USACE) land of Lake Texoma, near Mead, OK. With State of Oklahoma land bordering to the north, and USACE land bordering the west and part of the south, you won't have to worry about a new subdivision coming in and ruining your peace. This heavily wooded retreat has all of the privacy you would ever want, along with excellent hunting, fishing, trails, and public land access as well as Lake Texoma!



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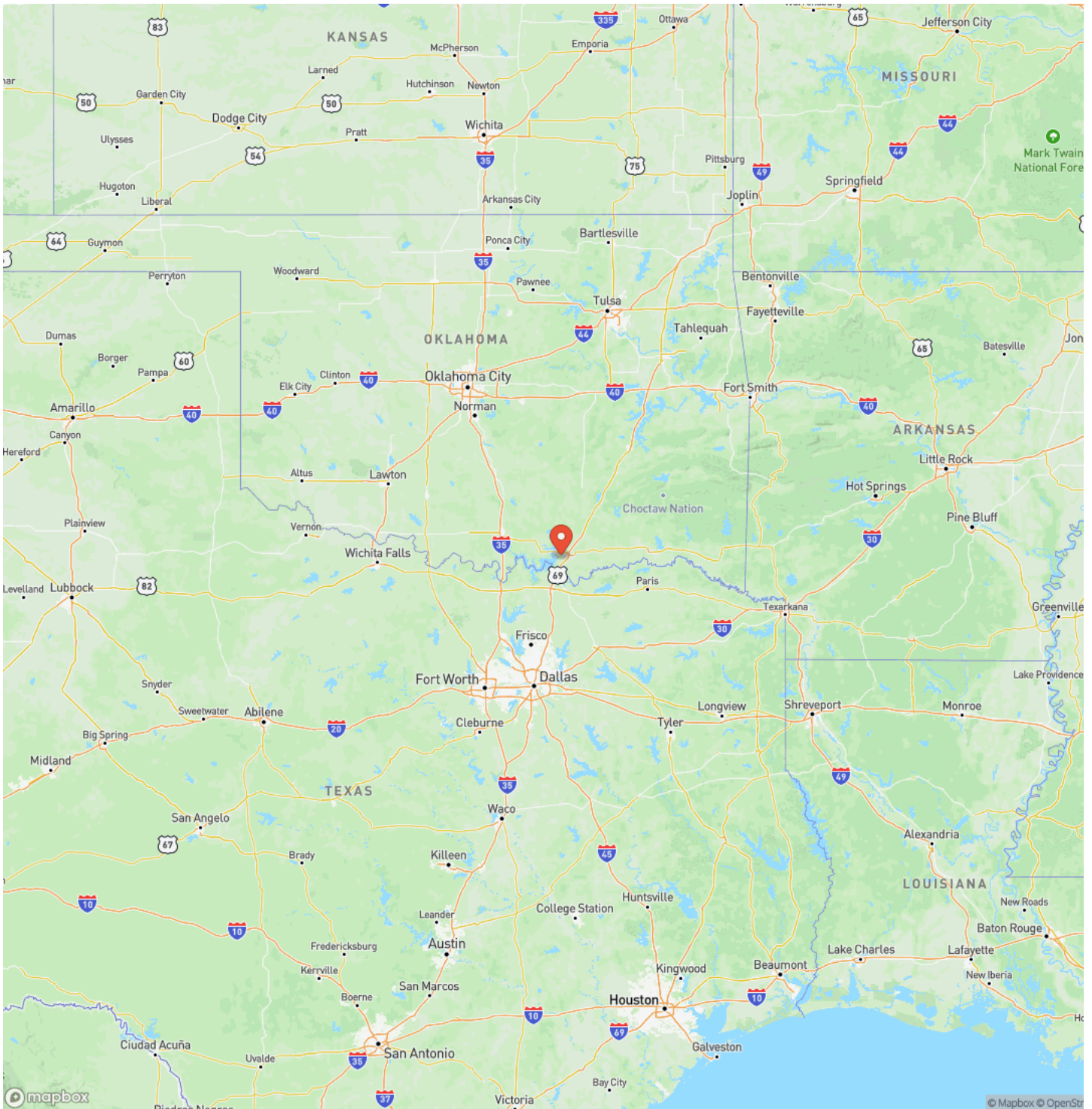


**MORE INFO ONLINE:**

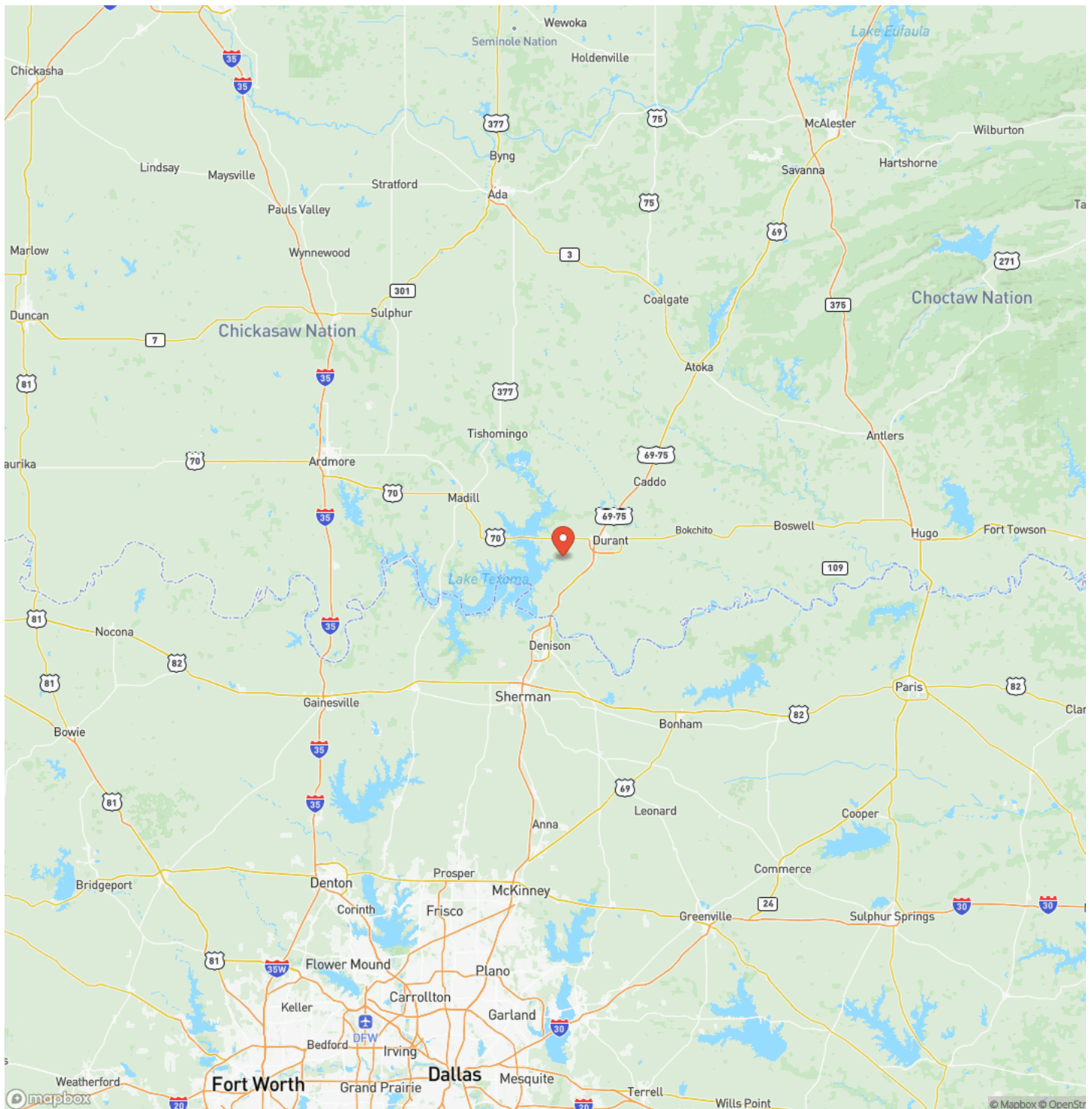
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## Locator Map



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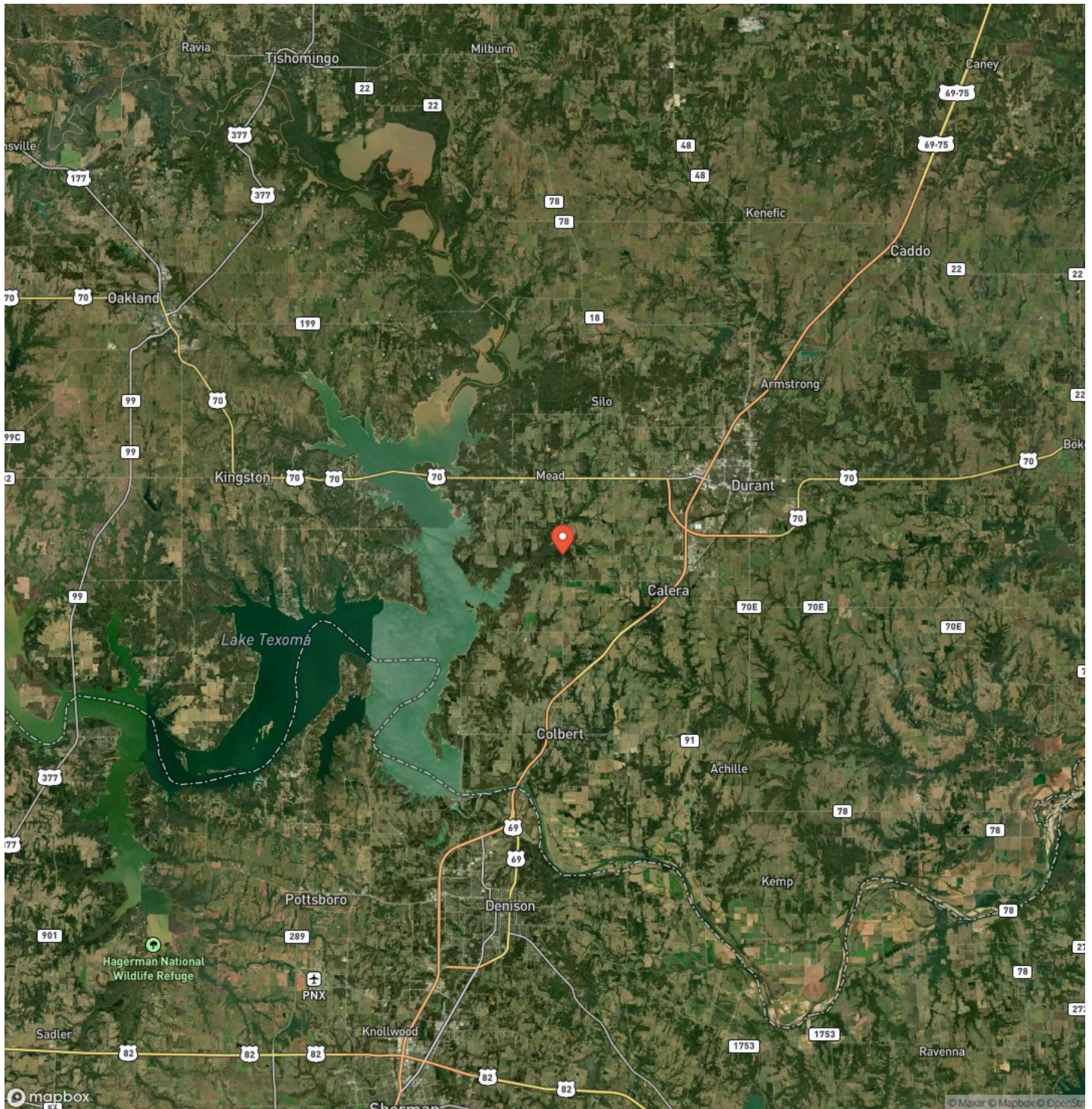


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## Satellite Map



## Lake Texoma Ranch for Sale

### Mead, OK / Bryan County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jared Groce

## Mobile

(940) 390-0081

## Office

(940) 600-1313

## Email

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## Address

200 N. Dixon

## City / State / Zip

## NOTES

[illegible]

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## This image shows a single 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.



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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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