

Mud Creek Retreat
28442 Stow Ewbanks Road
Ringling, OK 73456

\$1,150,000
172± Acres
Jefferson County



Mud Creek Retreat
Ringling, OK / Jefferson County

SUMMARY

Address

28442 Stow Ewbanks Road

City, State Zip

Ringling, OK 73456

County

Jefferson County

Type

Recreational Land, Ranches, Undeveloped Land, Farms

Latitude / Longitude

34.081978 / -97.654479

Taxes (Annually)

180

Dwelling Square Feet

320

Bedrooms / Bathrooms

1 / 1

Acreage

172

Price

\$1,150,000

Property Website

<https://legendary.land/property/mud-creek-retreat-jefferson-oklahoma/57826/>



Mud Creek Retreat

Ringling, OK / Jefferson County

PROPERTY DESCRIPTION

Mud Creek Retreat integrates natural habitat with outstanding land stewardship, creating one of the most unique turnkey properties on the market.

Location:

- *Ringling, OK - 17 miles
- *Wichita Falls, TX - 65 miles
- *Oklahoma City - 114 miles
- *DFW - 120 miles

Access:

- *Dead-end Road - Stow Eubanks Road

Water:

- *4,000'+ of Mud Creek (Both Sides)
- *Three ponds
- *Old Creek Channel slough

Utilities:

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

Climate:

- *Approximately +/-36 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 780' - 830'
- *Native and improved grass uplands
- *Pulaski sandy loam
- *Daughtry fine loam
- *Miller Clay near Mud creek

Improvements:

- *320 sf living quarters (Xcaliber shipping container)
- *320 sf shipping container - storage



*1,800 sf shop with 2 large lean-to sheds
*13 acres of food plots

Equipment:

*NA

General Description:

Many landowners dream of creating the ultimate wildlife habitat, but often that's where it stops. As reality sets in with time and hectic work schedules, most hunters are reduced to only putting in a couple of feeders the month before the season starts. This property not only harbors the dream but has had the work necessary for a strong future for serious hunters.

Upon entering the property, you'll find the hybrid container/Barndo serving as the headquarters. Built into the 1,800 sf shop are two Xcalibur shipping containers. The western container features finished living quarters with bunk beds, a master bedroom, kitchen, and bathroom, while the eastern container provides enclosed storage.

Live water is a rarity, and having over 4,000 winding feet of it on 172 acres is even more exceptional. Mud Creek has increasingly become a hotspot for great turkey hunting and big whitetail deer in recent years. Large neighboring tracts of land and a community of like-minded hunters allow bucks to reach maturity, yielding evident results. Eastern Jefferson County is renowned for its pecan trees, especially along the Mud Creek corridor. There are over 200 mature producing pecan trees of different varieties including Stuart, Mahan, Burkett, and native species. Currently, these trees are leased and produce about 7,500 lbs annually. Additionally, there are 55 new trees planted for wildlife, such as Bur Oak, Paw Paw, Persimmon, Nuttall Oak, and Hybrid Chestnut. The landowner has dedicated a total of 13 acres to various food plots planted with white ladino clover, soybeans, peas, buckwheat, oats, wheat, and chufa. Last but not least is the waterfowl habitat! An old channel of the creek holds enough water after a rain that it is ideal for timber hole duck hunts. With a small amount of work, the water could be managed to produce even more moist soil vegetation than it naturally does.

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

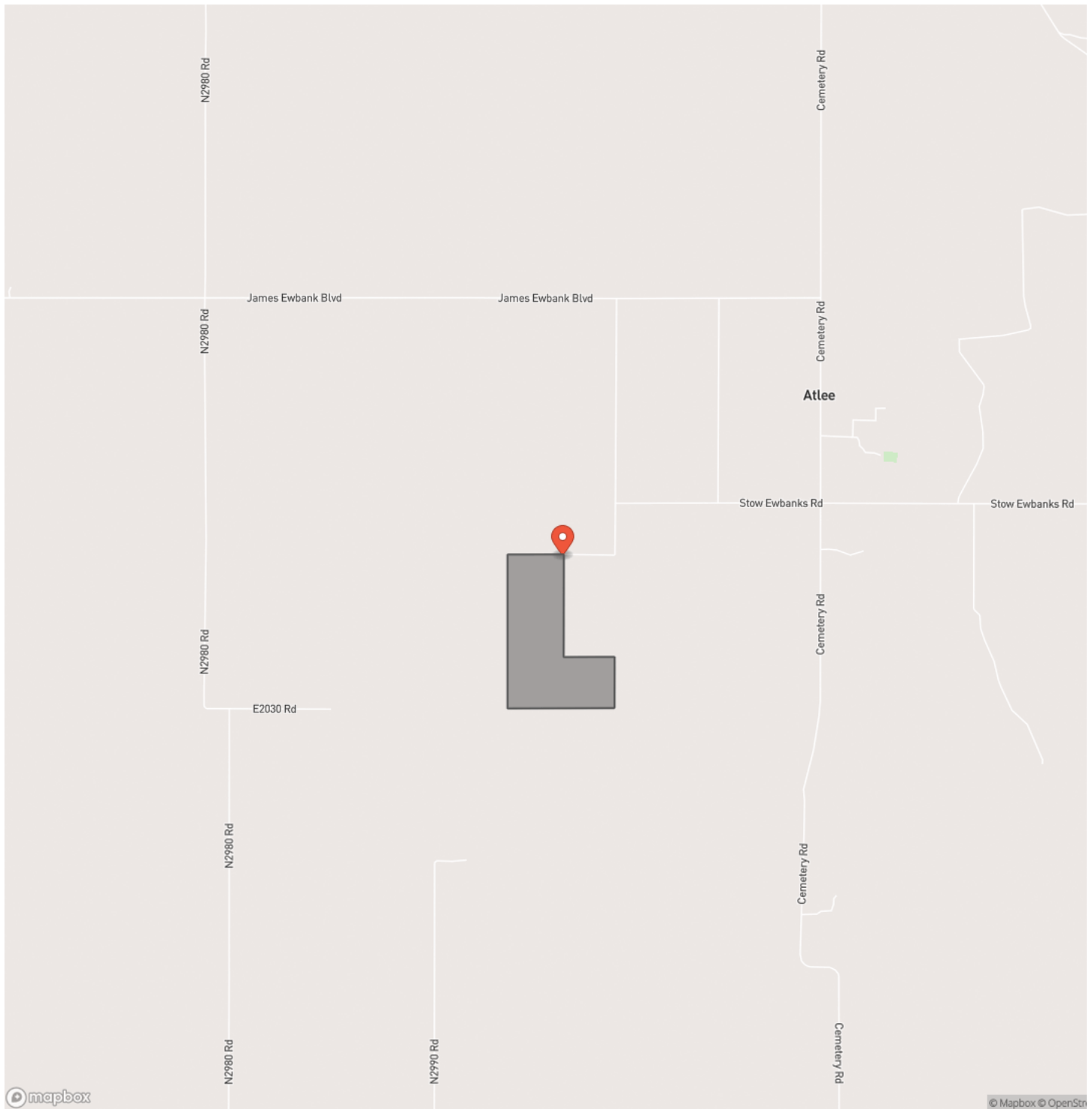
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Legendary Land Company.



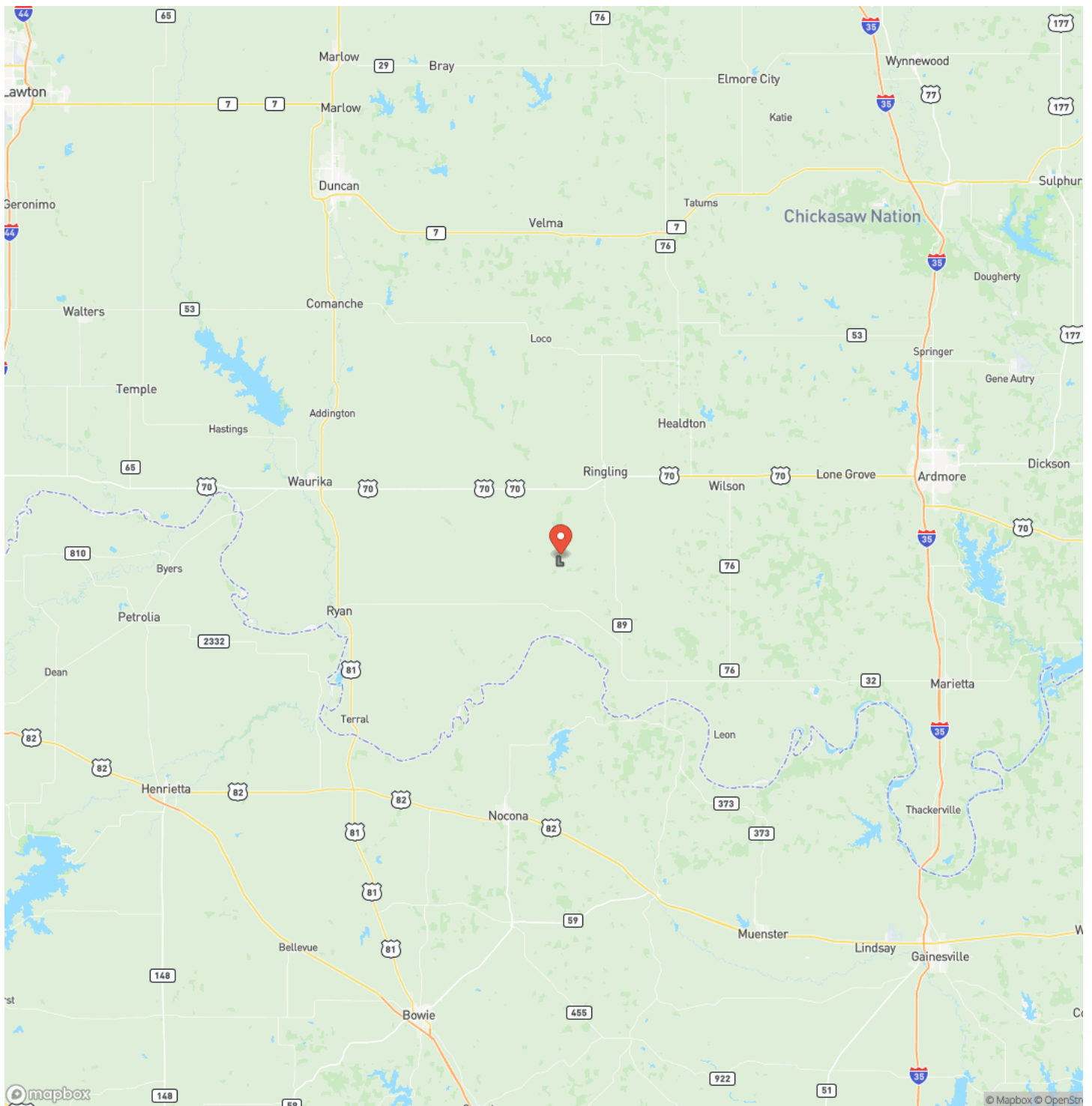
Mud Creek Retreat
Ringling, OK / Jefferson County



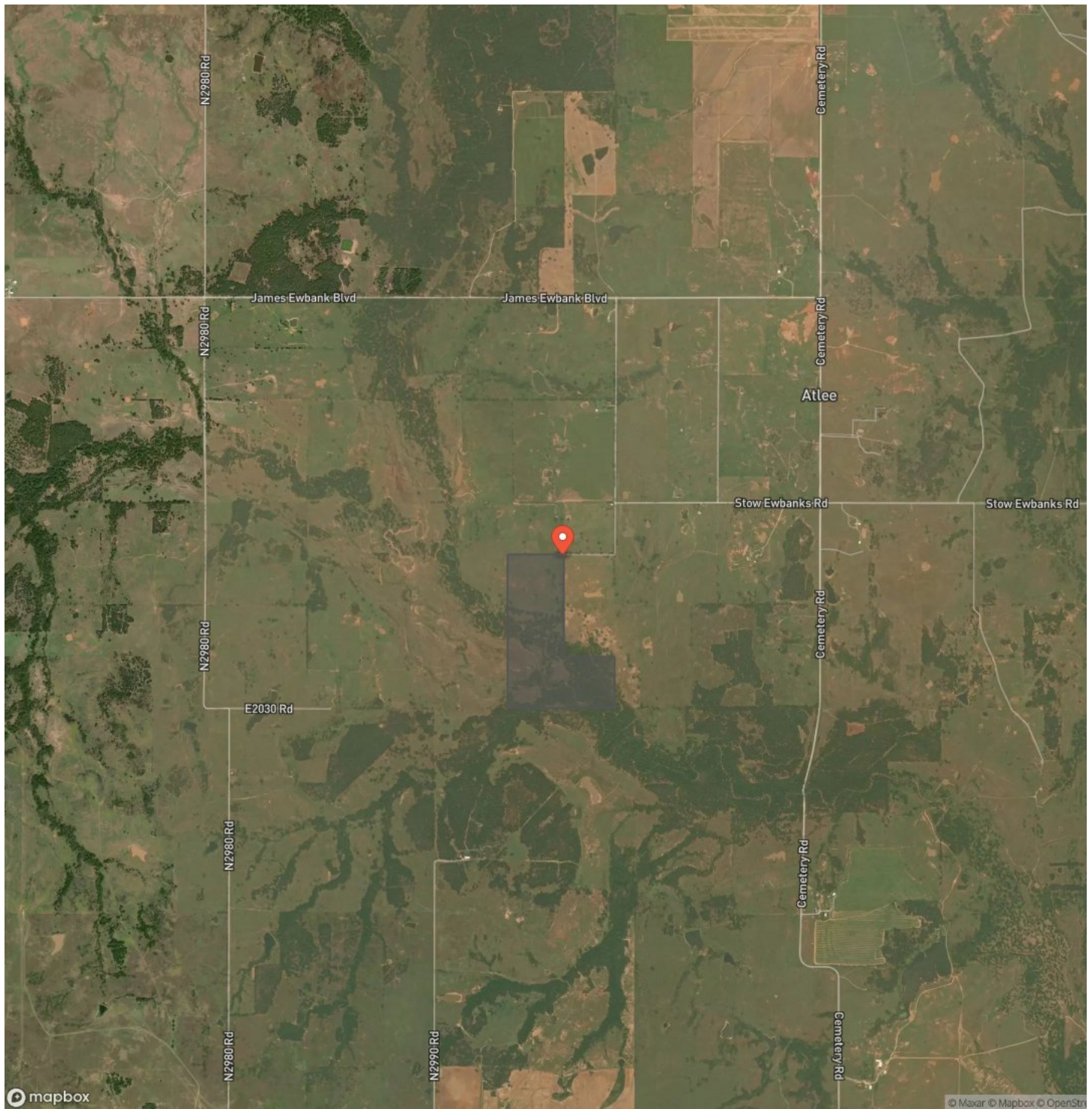
Locator Map



Locator Map



Satellite Map



Mud Creek Retreat
Ringling, OK / Jefferson 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

[illegible]

MORE INFO ONLINE:

http://legendary.land

[illegible]

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>

