

Perry Ranch North
Garvin County
Wynnewood, OK 73098

\$2,219,200
277.400± Acres
Garvin County



Perry Ranch North
Wynnewood, OK / Garvin County

SUMMARY

Address

Garvin County

City, State Zip

Wynnewood, OK 73098

County

Garvin County

Type

Farms, Hunting Land, Undeveloped Land, Recreational Land, Ranches

Latitude / Longitude

34.670003 / -97.230231

Taxes (Annually)

649

Acreage

277.400

Price

\$2,219,200

Property Website

<https://legendary.land/property/perry-ranch-north-garvin-oklahoma/53738/>



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PROPERTY DESCRIPTION

Location:

- * Wynnewood - 5 miles
- * Pauls Valley - 6 miles
- * OKC - 62 miles
- * Ft. Worth - 139 Miles

Access:

- * Paved county road
- * I-35 Frontage

Water:

- * Six Ponds
- * Seasonal Creek

Utilities:

- *Rural water
- *Electric

Climate:

- *Approximately +/- 38 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- * Elevations Range from 860 feet to 930 feet
- * Rolling with open grasslands on the west tract and wooded forests on the east tract.

Improvements:

- *NA

Equipment:

- *NA

General Description:

The Perry Ranch North is comprised of two tracts of land conveniently located less than 2 miles from the Hwy 29 exit off I-35 between Wynnewood and Pauls Valley. The two parcels lie on either side of paved county road 3240 and both tracts have multiple gated



entrances. The soils are comprised of silt and silt loam making the property a suitable choice for cattle and horses. Deer, turkeys, ducks, doves, and wild pigs are abundant here!

The east tract is 117+/- acres and has approximately 3,600+/- feet of county road frontage and just over ½ a mile of frontage on I-35 making up the east boundary. Rural water and power are located on the west tract near the county road and the utilities can be utilized for both the east and west tracts. The east parcel is very diverse with a beautiful creek bottom filled with lush fescue and large mature pecan trees. Water sources consist of a wet weather creek that meanders through most of the property and three stock ponds. There are a variety of grasses dispersed throughout the property including annual Ryegrass and Arrowleaf Clover with the open pastures being predominantly bermuda. There are several outstanding locations well suited for building a home in this conveniently located tranquil setting!

The west tract is 160 +/- acres and it is mostly open bermuda grass with Jose Tall Wheat Grass in the SW pasture and a stand of Fescue under the pecans trees. Annual ryegrass and Arrowleaf Clover are also established and they reseed every year through typical grazing practices. The west tract also has 3 ponds and a wet weather creek. Majestic native pecans are located in the southeast corner of the property along the county road and lining the creek bottom. There is a partial cross-fence that divides the East 80 and the West 80 of this tract. Completion of this section of cross-fencing would only require about 200 yds of additional fence. Another cross-fence divides the west 80 and creates a 33+/- acre pasture in the SW portion of the property. The rural water line and an electric line both run north & south just west of the road on this west parcel. There is an old homestead just 1/4 mile west of the county road with power lines already set but no meter. There is also an old well at the remnant of this old home place but the Seller has never used the well. This home site would provide excellent south-facing views of the largest pasture with the largest pond in the distance. The creek bottom to the north of the homesite is heavily wooded and would provide a substantial wind break from those chilly north winds!

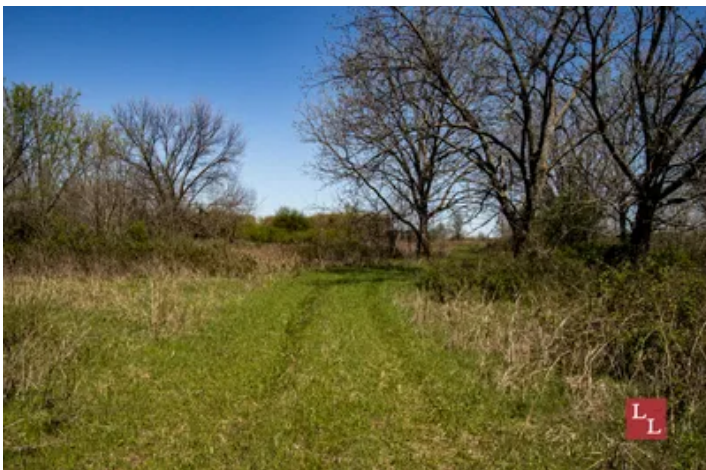
Come take a look and pick your favorite place on the North Perry Ranch to call home!

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

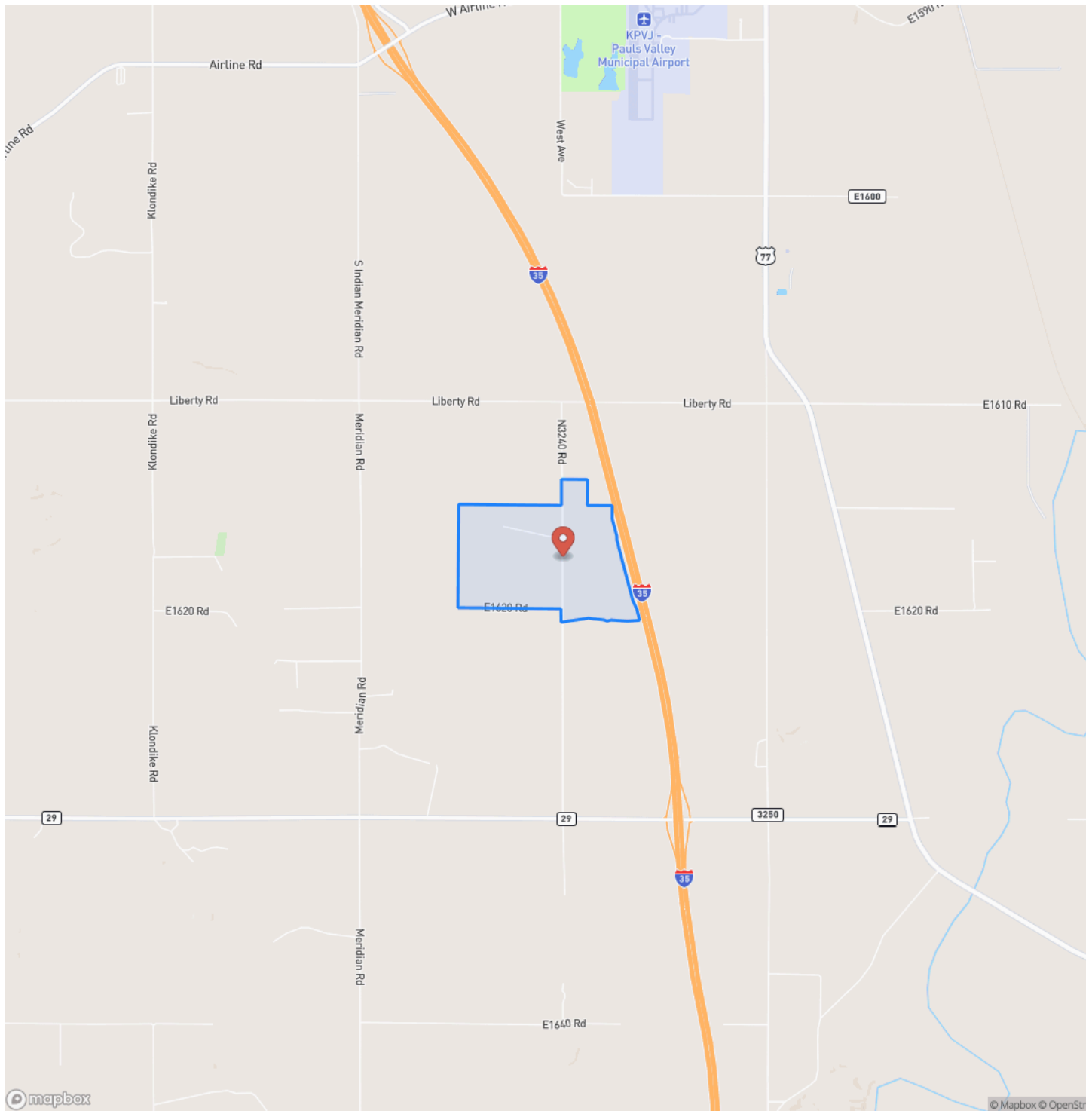
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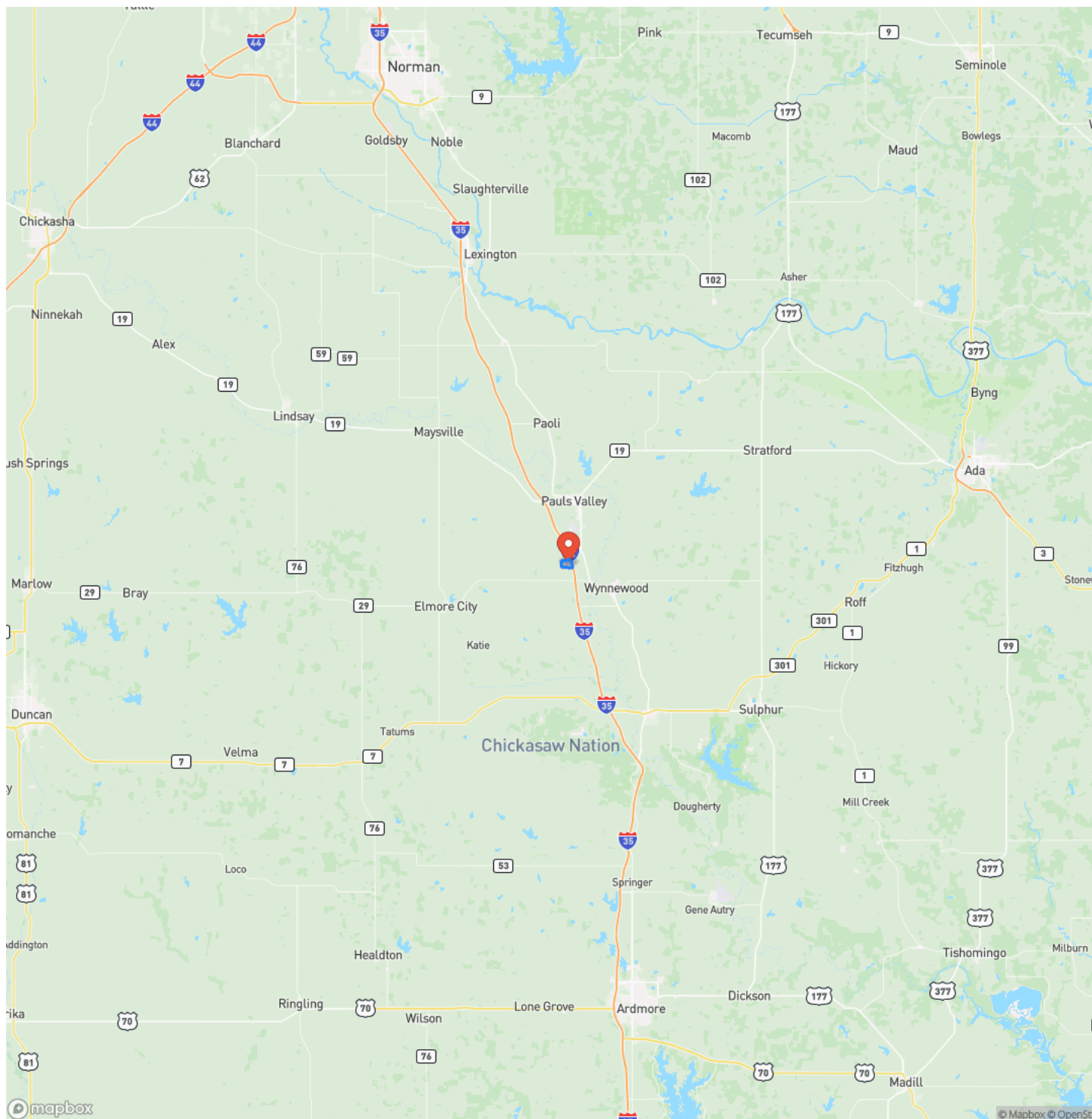
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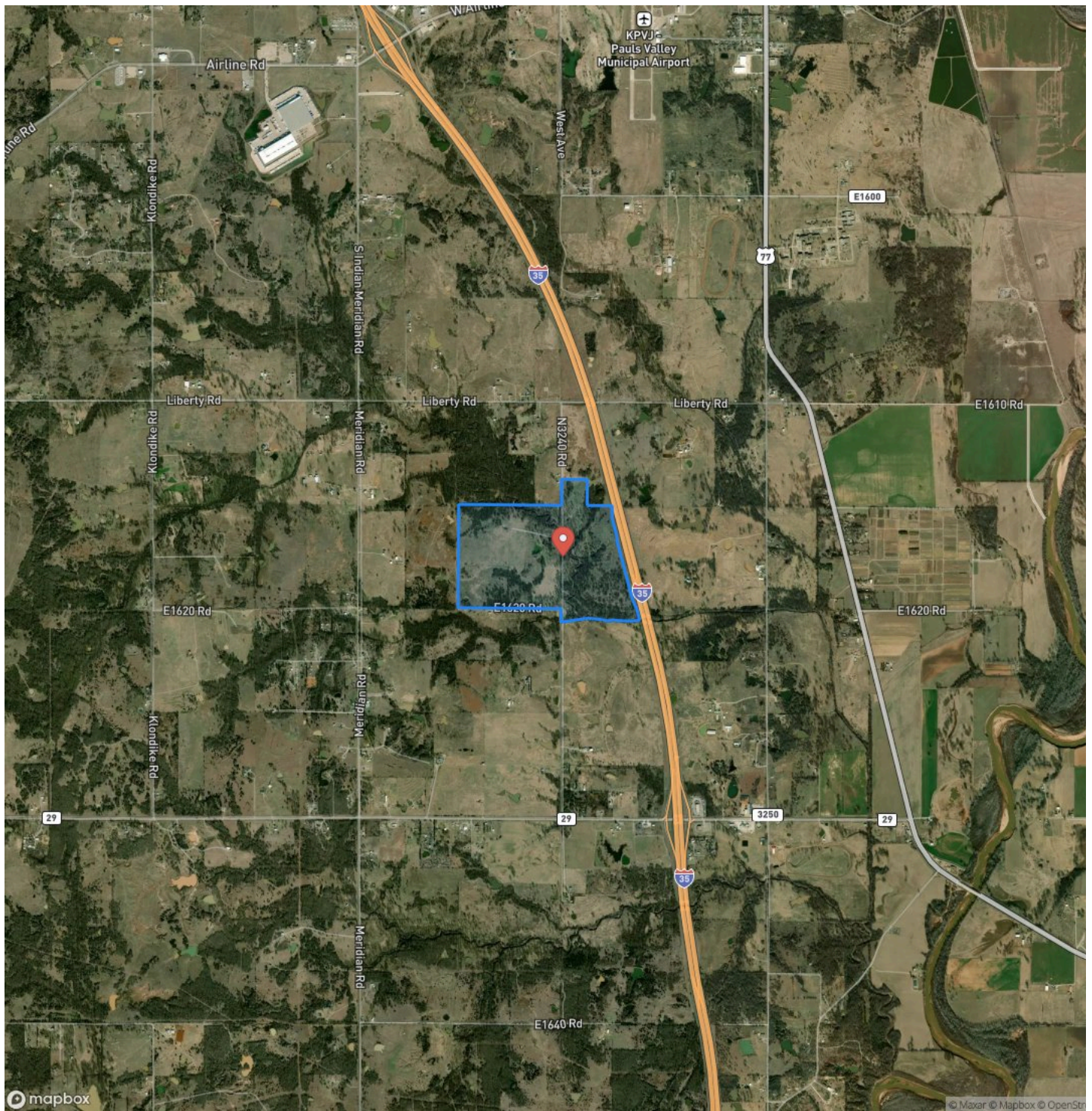
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Dan Ward

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(405) 206-0914

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Address

10904 NW 26th St.

City / State / Zip

Yukon, OK 73099

NOTES

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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.



http://legendary.land

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