

Buckhorn Creek Ranch
Marlow, OK 73055

\$1,280,000
350± Acres
Grady County



Buckhorn Creek Ranch
Marlow, OK / Grady County

SUMMARY

City, State Zip

Marlow, OK 73055

County

Grady County

Type

Farms, Ranches, Hunting Land

Latitude / Longitude

34.7063 / -97.9452

Taxes (Annually)

1055

Acreage

350

Price

\$1,280,000

Property Website

<https://legendary.land/property/buckhorn-creek-ranch-420-grady-oklahoma/29886>



Buckhorn Creek Ranch

Marlow, OK / Grady County

PROPERTY DESCRIPTION

Buckhorn Creek Ranch is located in southern Grady County just 1/4 mile east of Hwy 81 approximately 4 miles north of Marlow, Oklahoma. The ranch consists of beautiful rolling terrain mixed with blocks of timber and various species of grasses, both native and improved. Income sources include two windmills that generate approximately \$14,000-\$18,000 combined annually and a CRP payment for 277.18 acres for \$10,256 annually. The southern 70 acres are being utilized for cattle grazing. There are tremendous hunting and fishing opportunities with the 7+/- acre lake, numerous ponds, and thick timber along Buckhorn Creek. If you're looking for a diverse property on a blacktop road with multiple sources of income, this is it!!!

(Seller Will Divide As Shown On Map)

Location:

- *Marlow - 4 miles
- *Rush Springs - 6 miles
- *Duncan - 15 miles
- *Chickasha - 25 miles
- *Oklahoma City - 58 miles
- *DFW - 148 miles

Access:

- *Paved County Road

Water:

- *6 ponds
- *Largest pond is 7+/- acres and approximately 17ft deep.
- *3 Water Wells

Utilities:

- *Electric available along County Road 1590 and 1600

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:

- *Rolling with approximately 130+/- feet of elevation change

Improvements:

- *Small barn
- *Working Pens
- *Overhead Feed Bin

Equipment:

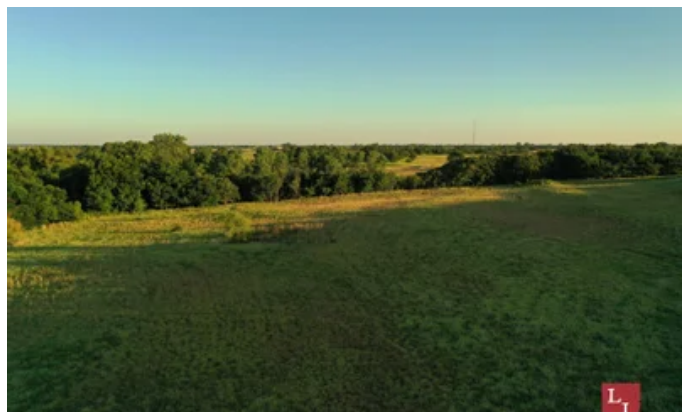
- *NA

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.



Buckhorn Creek Ranch
Marlow, OK / Grady County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Dan Ward

Mobile

(405) 206-0914

Office

(405) 206-0914

Email

dan@Legendary.Land

Address

10904 NW 26th St.

City / State / Zip

Yukon, OK 73099

NOTES

NOTES

[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>

