

Rock Creek 185
N 3160 RD
Elmore City, OK 73433

\$601,250
185± Acres
Garvin County



Rock Creek 185
Elmore City, OK / Garvin County

SUMMARY

Address

N 3160 RD

City, State Zip

Elmore City, OK 73433

County

Garvin County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

34.583642 / -97.373901

Acreage

185

Price

\$601,250

Property Website

<https://legendary.land/property/rock-creek-185-garvin-oklahoma/83758/>



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PROPERTY DESCRIPTION

Located on a paved road within striking distance of the Oklahoma City Metro, Rock Creek 185 is an exceptional combination property that offers both excellent hunting and agricultural opportunities. The terrain is rolling with beautiful views of the Arbuckle Mountains to the distant south. Rock Creek meanders its way for three-quarters of a mile through the property attracting all kinds of wildlife and providing a travel corridor for whitetails. Along the creek, large hardwoods and dense vegetation create a sanctuary for the deer including approximately 28 acres of undisturbed habitat on the west side of the creek. The bottoms on the east side of the creek include giant pecan trees and have a mix of Bermuda with some clover mixed in. The upland areas are composed of native pasture with scattered brush and timber. Four small ponds scattered across the property provide water for cattle and wildlife. Cattle are not currently being grazed on the property, however, there is an older set of pens conveniently located in the north-central part of the property. Both Rock Creek and a large drainage adjacent to the creek are fenced to keep cattle out of those areas. This part of Garvin County has been known to produce some fantastic Boone & Crocket class whitetails! There is a beautiful pecan bottom adjacent to Rock Creek that would make an incredible food plot to attract those giants as they cruise the creek bottom.

Rock Creek 185 is one of three tracts being sold within 1.5 miles of each other totaling +/- 685 acres. To schedule a showing to see any of these tracts, contact Legendary Land Company today!

Location:

- *Elmore City - 2 miles
- *Oklahoma City - 65 miles
- *DFW - 156 miles

Access:

- *County Road Frontage

Water:

- *3/4 of a mile of frontage along Rock Creek.
- *4 ponds are scattered throughout the property.
- *3 gorgeous waterfalls are created during seasons of higher water on one of the drainages.

Utilities:

- *There is no rural water to the property, but there are a number of productive groundwater wells in the region.
- *Electric is located along the county road on the eastern boundary of the property.

Climate:

- *Approximately +/-38.1 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

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

Fishing:

- *Catfish are located in the deeper holes of Rock Creek.

Terrain:

- *The topography varies greatly. The land is gently rolling and open with deep-cut tree-lined drainages that provide character and define



the landscape.

*Elevation ranges from 900' to 980'.

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

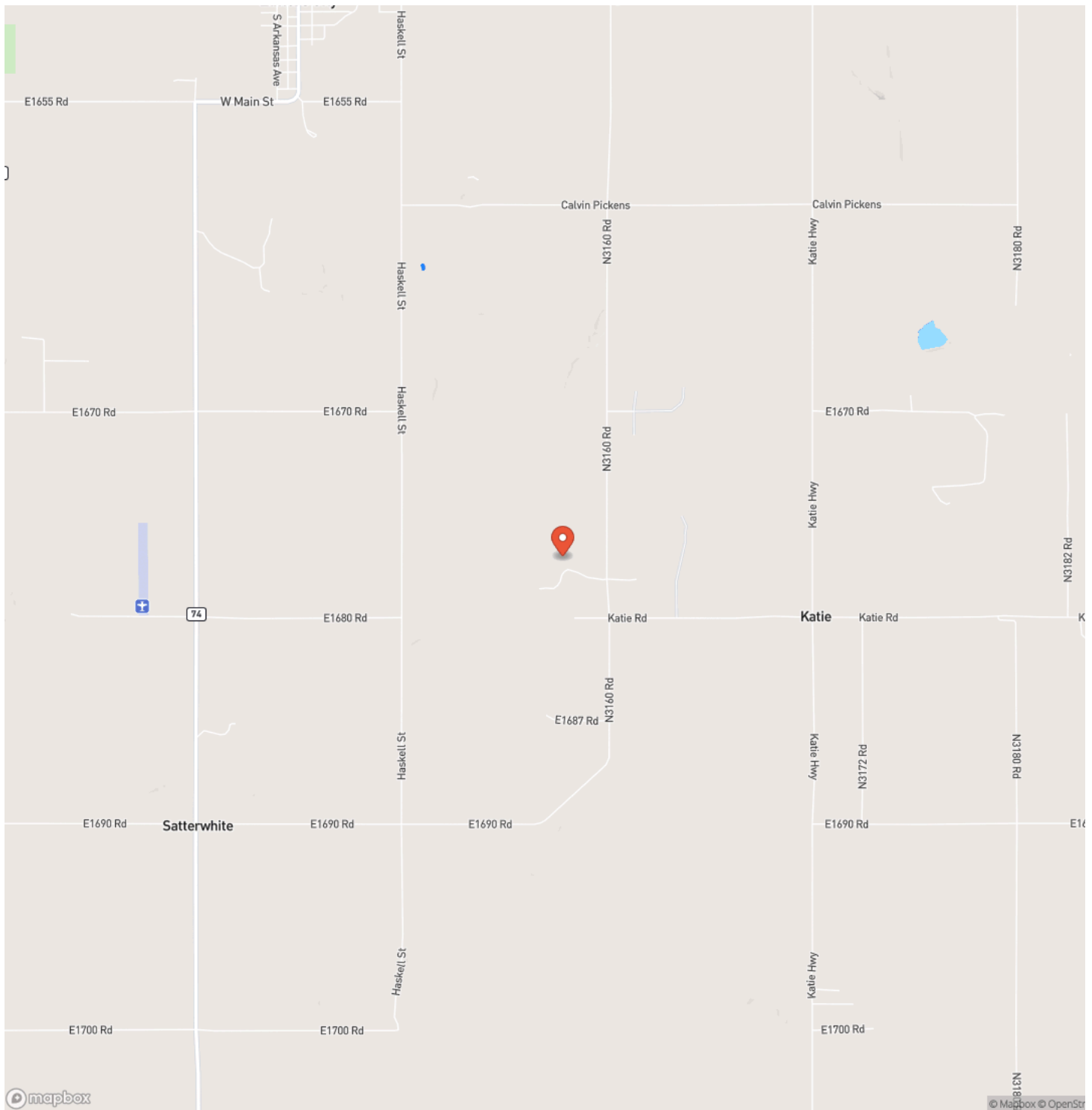
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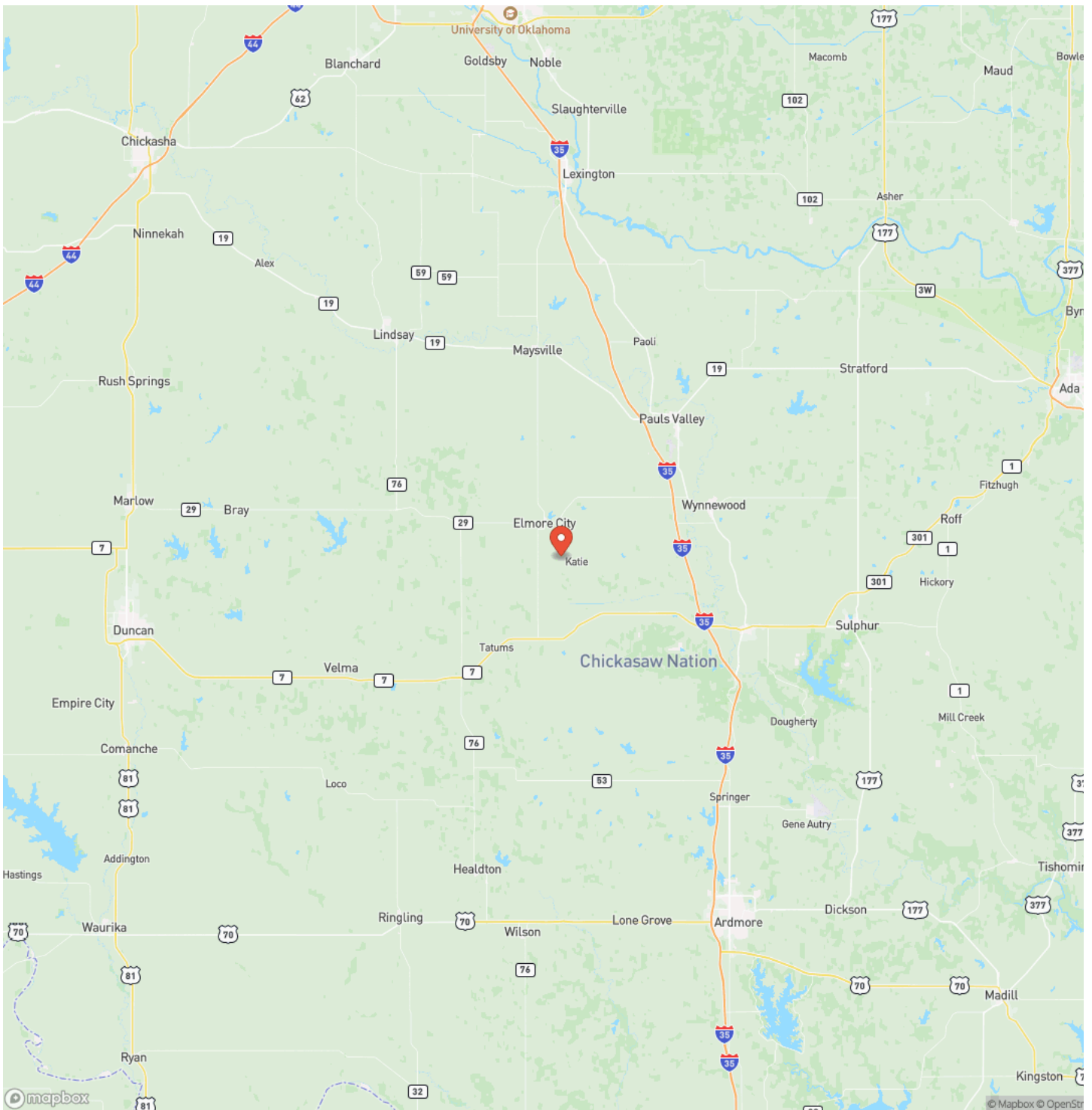
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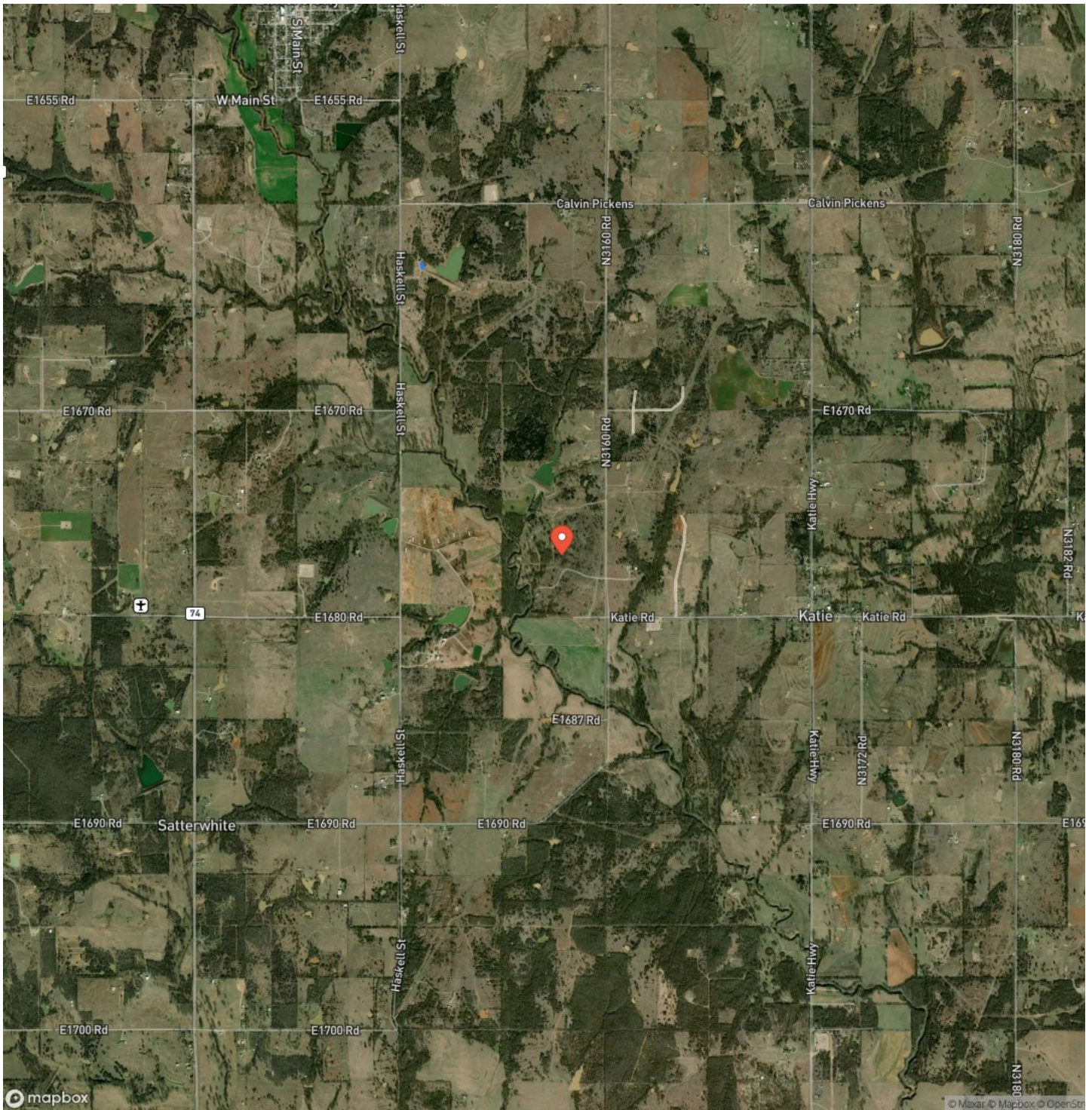
Locator Map



Locator Map



Satellite Map



Rock Creek 185
Elmore City, OK / Garvin County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dan Ward

Mobile

(405) 206-0914

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Address

10904 NW 26th St.

City / State / Zip

NOTES



MORE INFO ONLINE:

http://legendary.land

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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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