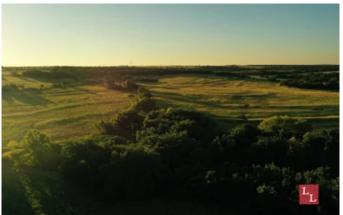
Buckhorn Creek Ranch Tract 2 Marlow, OK 73055 \$360,000 120± Acres Grady County









MORE INFO ONLINE:

http://legendary.land

1

Buckhorn Creek Ranch Tract 2 Marlow, OK / Grady County

SUMMARY

City, State Zip Marlow, OK 73055

County Grady County

Type Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude 34.7054 / -97.9381

Acreage 120

Price \$360,000





MORE INFO ONLINE:

PROPERTY DESCRIPTION

Buckhorn Creek Ranch...Tract 2 is located in southern Grady County less than a 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. Approximately +/-70 Acres are enrolled in CRP set to expire on September 30th, 2023. This would make an outstanding place to build a home with beautiful south-facing views after the CRP contract expires! There is a block of solid timber on the east side of the property that is loaded with deer and makes a perfect refuge. If you're looking for a diverse property on a blacktop road, this is it!!!

(This tract is one parcel of 420+/- adjoining acres also available for sale.)

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:

*1 pond

Utilities: *Electric available along County Road 1590

Climate: *Approximately 36+/- inches of annual precipitation

Minerals: *Surface Only

Wildlife: *Whitetail Deer *Wild Turkey *Dove



MORE INFO ONLINE:

*Quail *Wild Hogs

Terrain:

*Rolling with approximately 110+/- feet of elevation change

Improvements:

*N/A

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.



MORE INFO ONLINE:

Buckhorn Creek Ranch Tract 2 Marlow, OK / Grady County

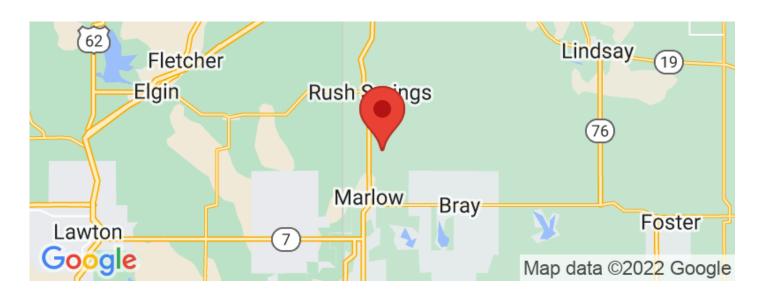




MORE INFO ONLINE:

Locator Maps







MORE INFO ONLINE:

Aerial Maps







MORE INFO ONLINE:

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

<u>NOTES</u>



MORE INFO ONLINE:

<u>NOTES</u>

 	 <u> </u>



MORE INFO ONLINE:

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.



MORE INFO ONLINE:

Legendary Land Co 1021 Regal Rd Yukon, OK 73099 (405) 206-0914 http://legendary.land



MORE INFO ONLINE:

http://legendary.land

11