

**Buckhorn Creek Ranch Tract 2**  
Marlow, OK 73055

**\$360,000**  
120± Acres  
Grady County



**Buckhorn Creek Ranch Tract 2**  
**Marlow, OK / Grady County**

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**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



## **Buckhorn Creek Ranch Tract 2**

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### **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





\*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.*

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## Locator Maps





## Aerial Maps



**Buckhorn Creek Ranch Tract 2**  
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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

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**Address**

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**City / State / Zip**

Yukon, OK 73099

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**NOTES**

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## NOTES

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## **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.



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