

Spring Lake Ranch
Milfay Road
Depew, OK 74028

\$2,106,500
766± Acres
Creek County



Spring Lake Ranch
Depew, OK / Creek County

SUMMARY

Address

Milfay Road

City, State Zip

Depew, OK 74028

County

Creek County

Type

Farms, Ranches, Recreational Land, Hunting Land

Latitude / Longitude

35.8022 / -96.5659

Taxes (Annually)

909

Acreage

766

Price

\$2,106,500

Property Website

<https://legendary.land/property/spring-lake-ranch-creek-oklahoma/43296/>



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PROPERTY DESCRIPTION

Spring Lake Ranch consists of approximately 766+/- mostly wooded acres located in southwestern Creek County, OK. The western boundary is only 1 mile from [Stroud Lake](#). This property has gently rolling terrain with tremendous potential both as a recreational property and as a cattle ranch. Many years ago a fire went through the ranch and damaged some of the standing timber which opened up the canopy and increased the spacing between trees. This allows more grass to grow under the trees and also provides adequate shelter for wildlife. Two drainages converge in the middle of the property and create an ideal location to build a very sizable lake. Most of the ponds and lakes in this area have exceptionally beautiful clear water due to the composition of the soil. There are so many places with good runoff to build ponds and great topography to develop an outstanding deer camp! Access to the eastern boundary is very convenient via a paved road that extends from Rt. 66 near Depew. Turnpike access from Tulsa or OKC is provided via Interstate 44 with exits at Stroud and Bristow.

Location:

- *Depew, OK - 5 mil
- *Stroud, OK - 7.5 miles
- *Tulsa, OK - 45 miles
- *OKC, OK - 65 miles

Access:

- *Paved County Road off Route 66

Water:

- *Numerous wet weather creeks/drainages

Utilities:

- *Electric available along Milfay Road

Climate:

- *Approximately 42+/- inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Dove

Terrain:

- *170+/- feet of elevation change

Improvements:

- *NA

Disclaimer:

- *Any proposed lake site will need further due diligence to determine if engineering and permitting are required.

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,



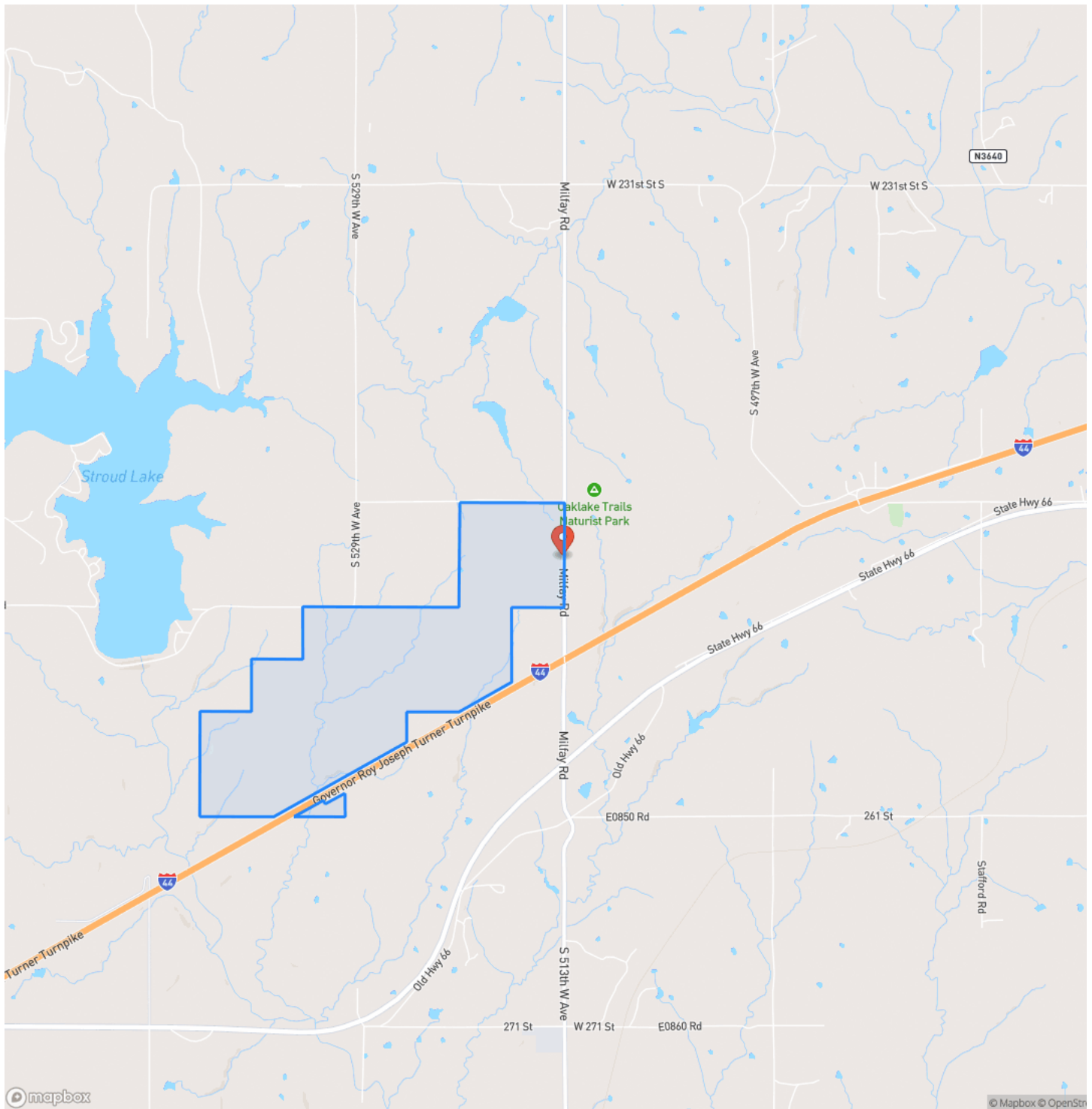
compensation, if any, will be at the sole discretion of Legendary Land Company.



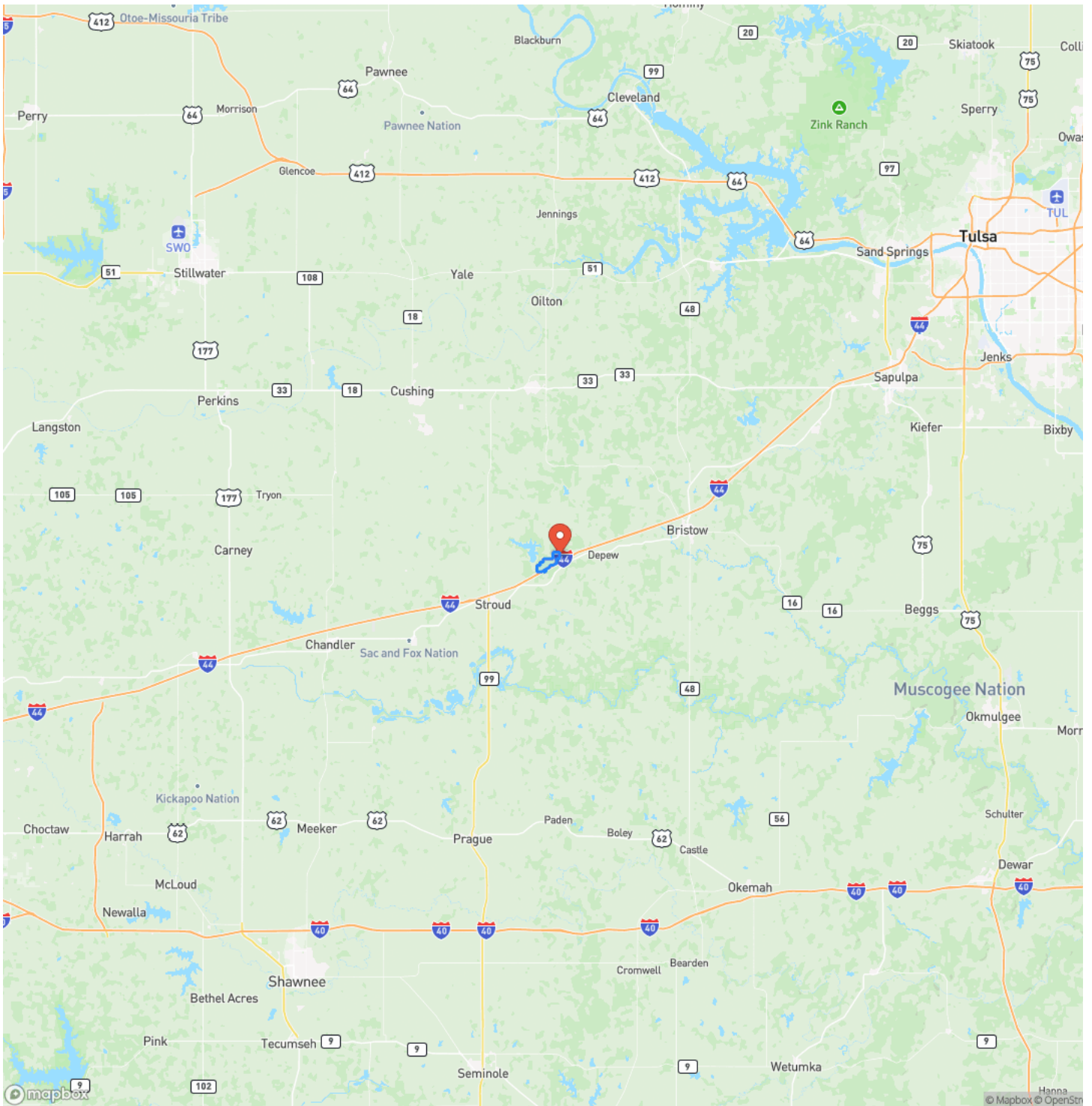
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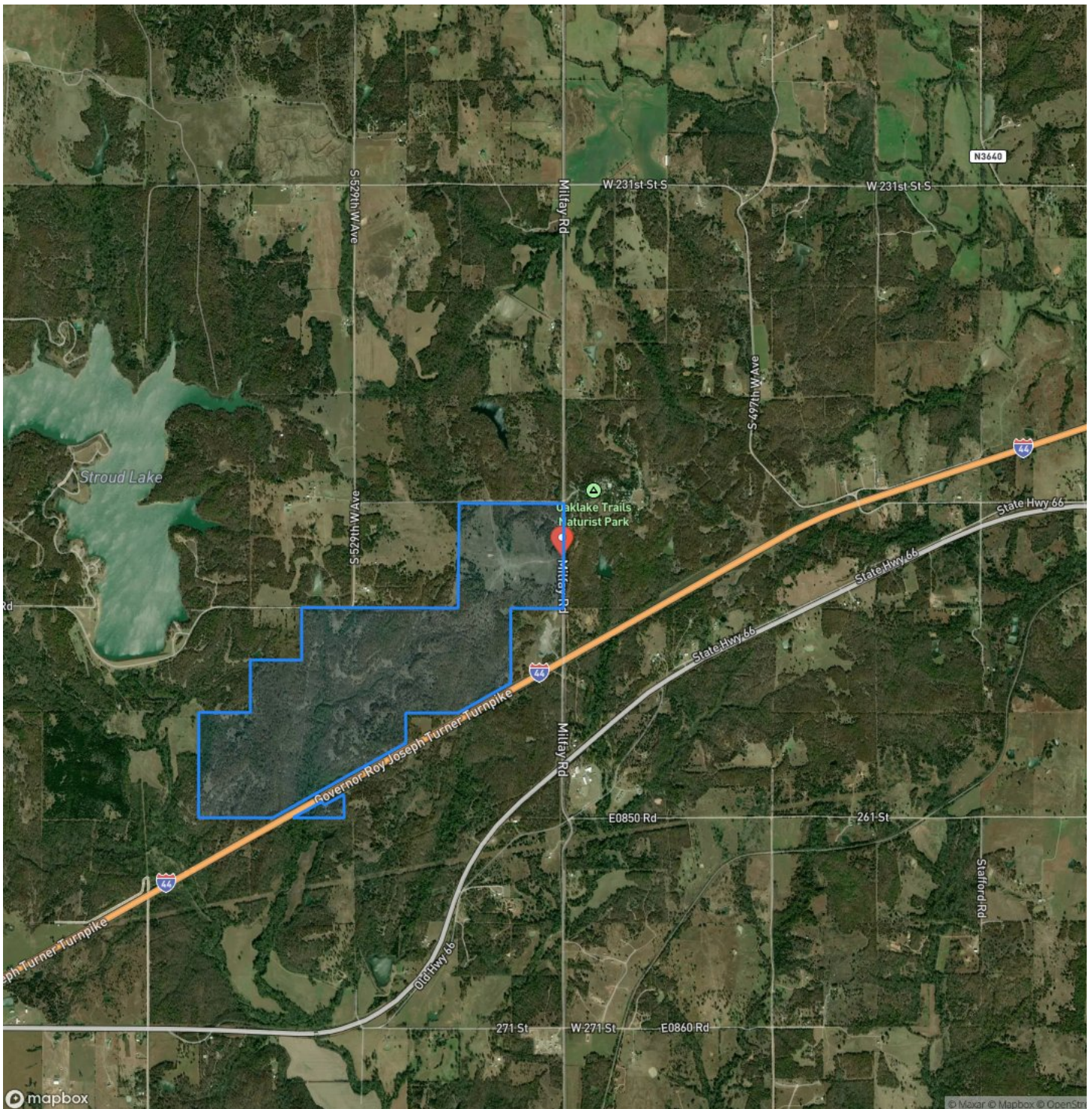
Locator Map



Locator Map



Satellite Map



Spring Lake Ranch
Depew, OK / Creek County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dan Ward

Mobile

(405) 206-0914

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Email

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Address

10904 NW 26th St.

City / State / Zip

Yukon, OK 73099

NOTES



MORE INFO ONLINE:

http://legendary.land

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.



DISCLAIMERS

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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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