

**South Lake Ranch**  
E. 1490 Rd.  
Ninnekah, OK 73067

**\$1,354,150**  
371± Acres  
Grady County



**South Lake Ranch**  
**Ninnekah, OK / Grady County**

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**SUMMARY**

**Address**

E. 1490 Rd.

**City, State Zip**

Ninnekah, OK 73067

**County**

Grady County

**Type**

Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

34.8617 / -97.8511

**Acreage**

371

**Price**

\$1,354,150

**Property Website**

<https://legendary.land/property/south-lake-ranch-grady-oklahoma/26307>





## **South Lake Ranch**

### **Ninnekah, OK / Grady County**

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#### **PROPERTY DESCRIPTION**

South Lake is approximately 371+/- acres located in southern Grady County, OK roughly 60 miles from Oklahoma City. The main feature of the property is the 23+/- acre lake that completely lies within the boundary of the 371+/- acres. The land is rolling and covered mostly with thick native grass, some timbered draws, and plum thickets scattered throughout much of the eastern portion of the ranch.

The fishing potential looks exceptional and the waterfowl should pile into this lake during the fall and winter. Neighboring landowners to the north and east are farming hundreds of acres in wheat. These fields provide an excellent food source for the deer that bed on this ranch which is definitely the bedding cover for the neighborhood.

The perimeter fences appear to be in good shape and ready for cattle if your preference would be for grazing. If this place sounds like a good fit for what you're looking for, please contact us to view the property.

#### **Location:**

- \*Rush Springs - 10 miles
- \*Chickasha - 18 miles
- \*Norman - 45 miles
- \*Mustang - 50 miles
- \*Oklahoma City - 60 miles

#### **Access:**

- \*Paved County Road

#### **Water:**

- \*23+/- acre lake (Flood Control Lake)
- \*Numerous ponds

#### **Utilities:**

- \*Electric lines across County Road E1490

#### **Climate:**

- \*Approximately 36+/- inches of annual precipitation

#### **Minerals:**

- \*Surface Only



**Wildlife:**

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

**Fishing:**

- \*Bass
- \*Bluegill
- \*Catfish

**Terrain:**

- \*Rolling w/some timber and thickets

**Improvements:**

- \*NA

**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.

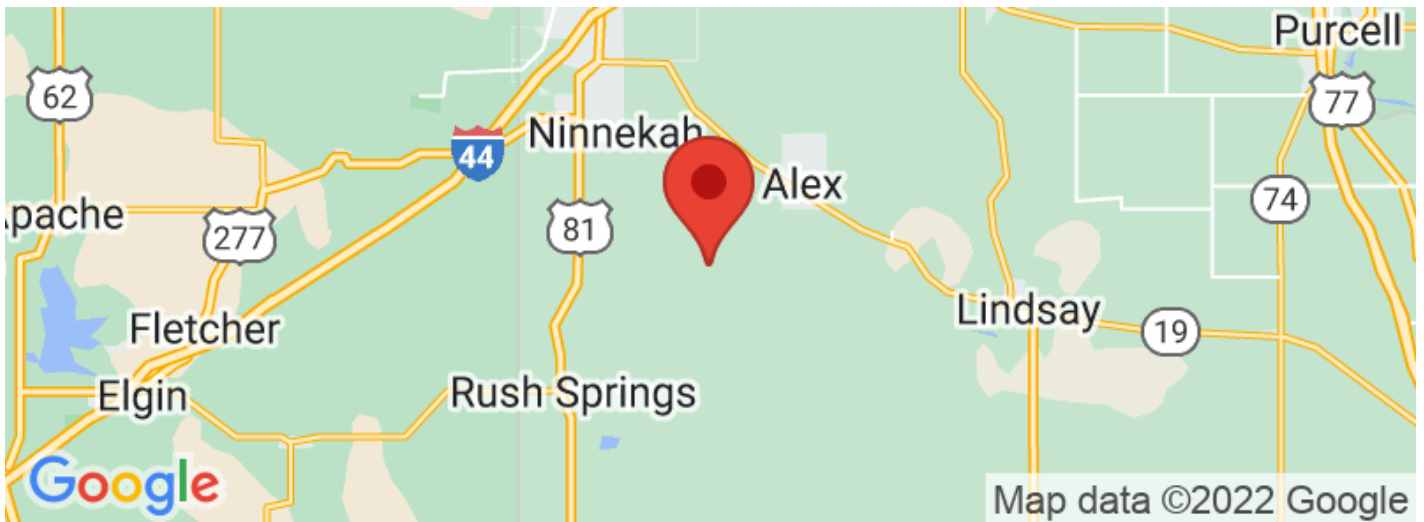


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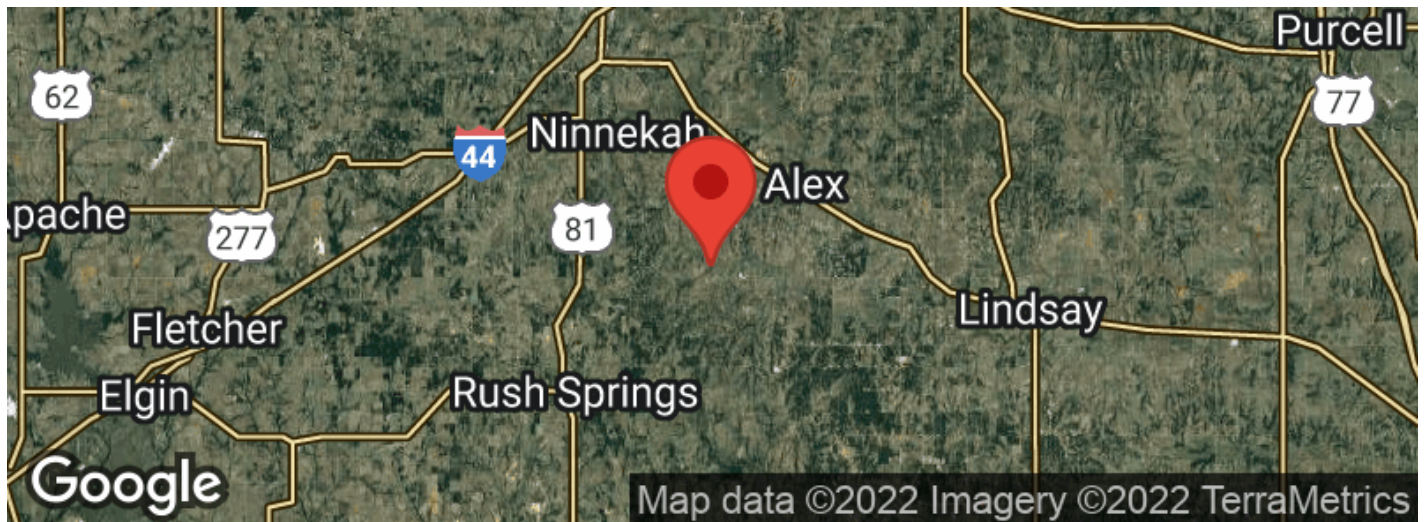


## Locator Maps





## 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

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## NOTES

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## NOTES

This image shows a blank 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**

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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**Legendary Land Co**  
1021 Regal Rd  
Yukon, OK 73099  
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<http://legendary.land>

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