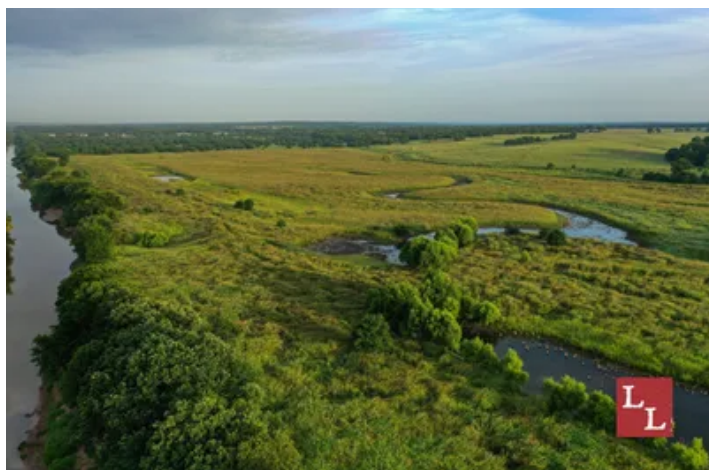


The Ranch on Wildhorse Creek
N 3180 RD
Katie, OK 73433

\$3,347,500
1,030± Acres
Garvin County



The Ranch on Wildhorse Creek
Katie, OK / Garvin County

SUMMARY

Address

N 3180 RD

City, State Zip

Katie, OK 73433

County

Garvin County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.54181 / -97.31712

Taxes (Annually)

2048

Acreage

1,030

Price

\$3,347,500

Property Website

<https://legendary.land/property/the-ranch-on-wildhorse-creek-garvin-oklahoma/85798/>



The Ranch on Wildhorse Creek

Katie, OK / Garvin County

PROPERTY DESCRIPTION

Location:

- *Elmore City - 9 miles
- *Pauls Valley - 20 miles
- *Oklahoma City - 60 miles
- *Ft. Worth - 140 miles
- *Dallas - 148 miles

Access:

- *County maintained road

Water:

- *7 ponds
- *Wetlands (WRP)
- *Over 1 mile of Wildhorse Creek Frontage

Utilities:

- *Water Well
- *Electric with Meter

Climate:

- *Approximately +/-39.4 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Rio Grande Wild Turkeys
- *Waterfowl
- *Dove
- *Quail
- *Wild Hogs

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Gently Rolling
- *Wetlands
- *Bermuda Pasture

Improvements:

- *72' x 96' Metal Hay Barn

General Description:

This secluded ranch has a tremendous amount of diversity from one end to the other. There are approximately 1,300 feet of county road frontage on the northwest corner of the property, and no other county roads that cross or border the property. The gravel road entrance onto the property is through a beautiful Bermuda pasture that descends toward the wooded terrain to the east and the



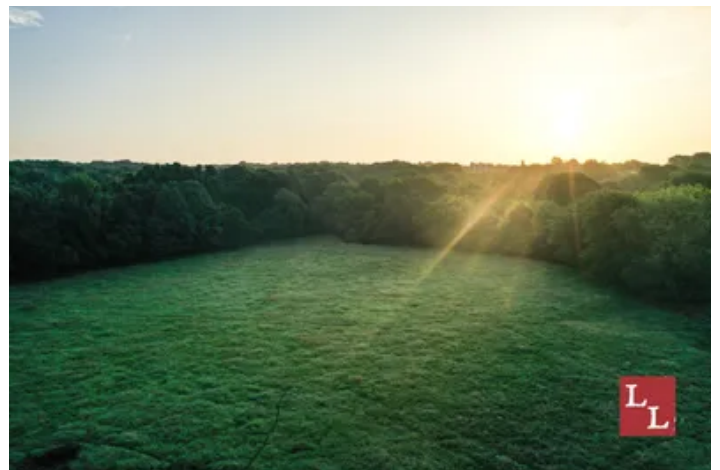
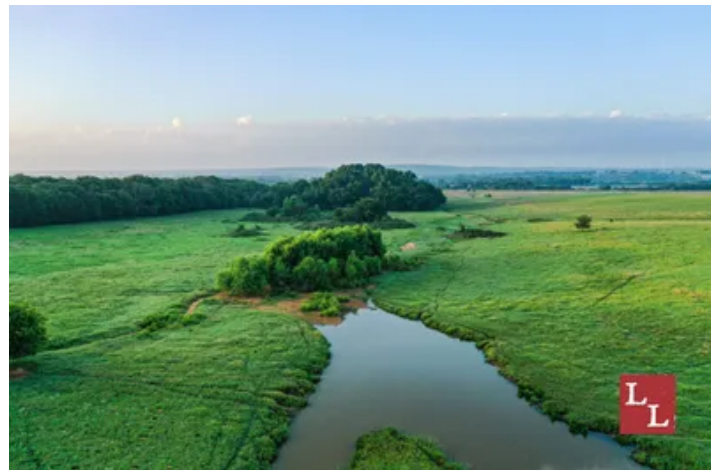
wetlands to the south. Gently rolling pasture transitions into wooded drainages with beautiful rock boulder outcroppings and overlooks. Dense wooded blocks of timber gracefully transition into open native grass clearings. Small stock ponds are conveniently scattered throughout the property for wildlife and livestock. A spectacular view of the Arbuckle Mountains is revealed to the south as the terrain drops toward Wildhorse Creek. Beautiful green fields planted by neighbors across the creek can be seen in the distance. The Seller says in the fall that herds of deer feed on neighboring green fields across Wildhorse Creek. In the early morning hours they move across the wetland and eventually to the thick wooded timber in the northern stretch of the property. The "wetland" is the southern +/-264 acres of bottomland which is in the Wetlands Reserve Program (WRP). There are numerous impoundments in the wetland that flood with rain runoff. Since Wildhorse Creek borders the wetland it would be ideal to pump the sloughs and keep them at full pool during duck season! In order to pump water from the creek, a permit from the OWRB would need to be obtained. This is truly a combination ranch with the capability to run cattle and provide habitat for multiple species of wildlife. With minimal county road frontage and several very large neighbors, the deer herd has the capability of getting to maturity and producing more trophy bucks! Contact us to learn more about this amazing property!

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

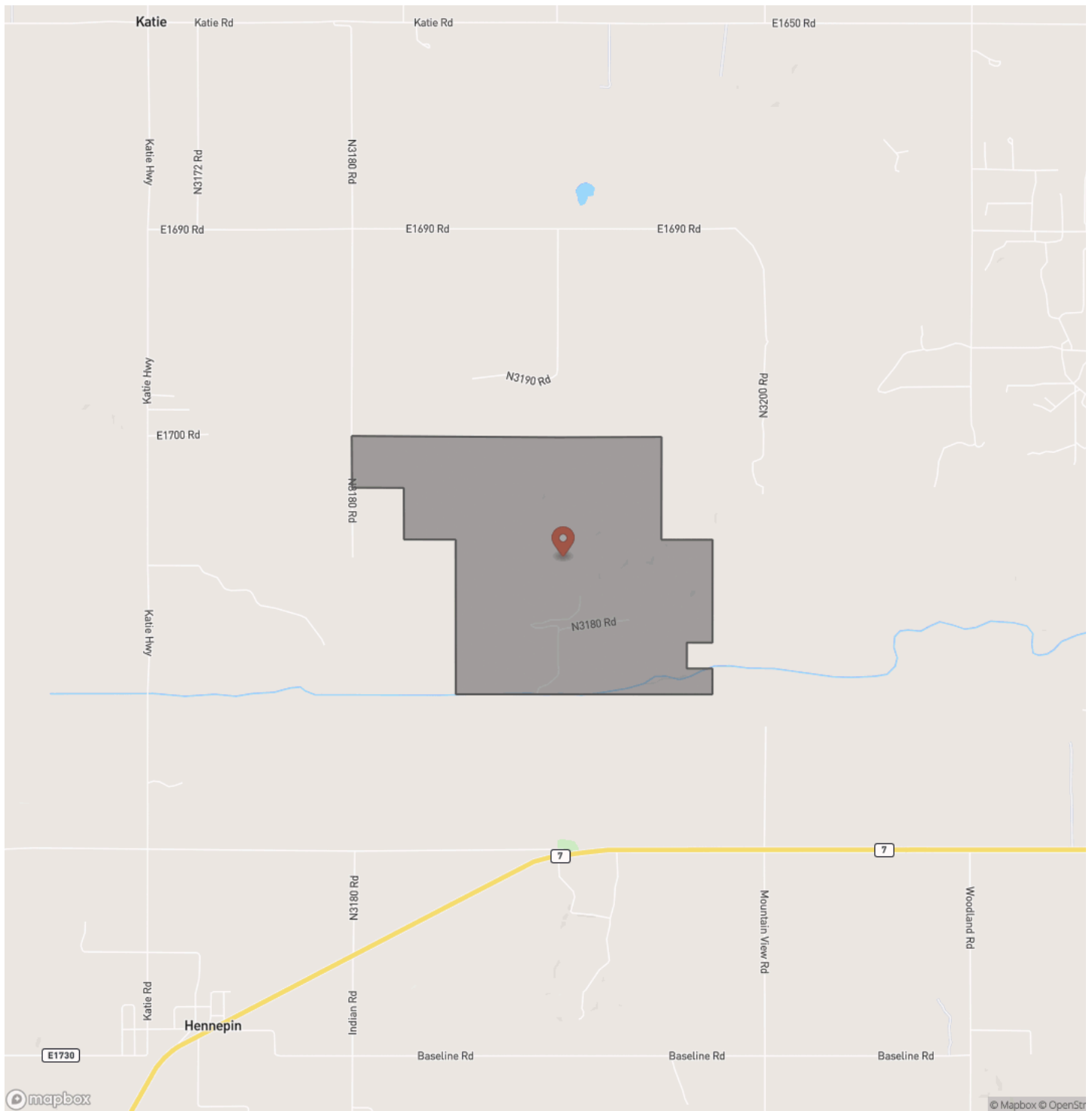
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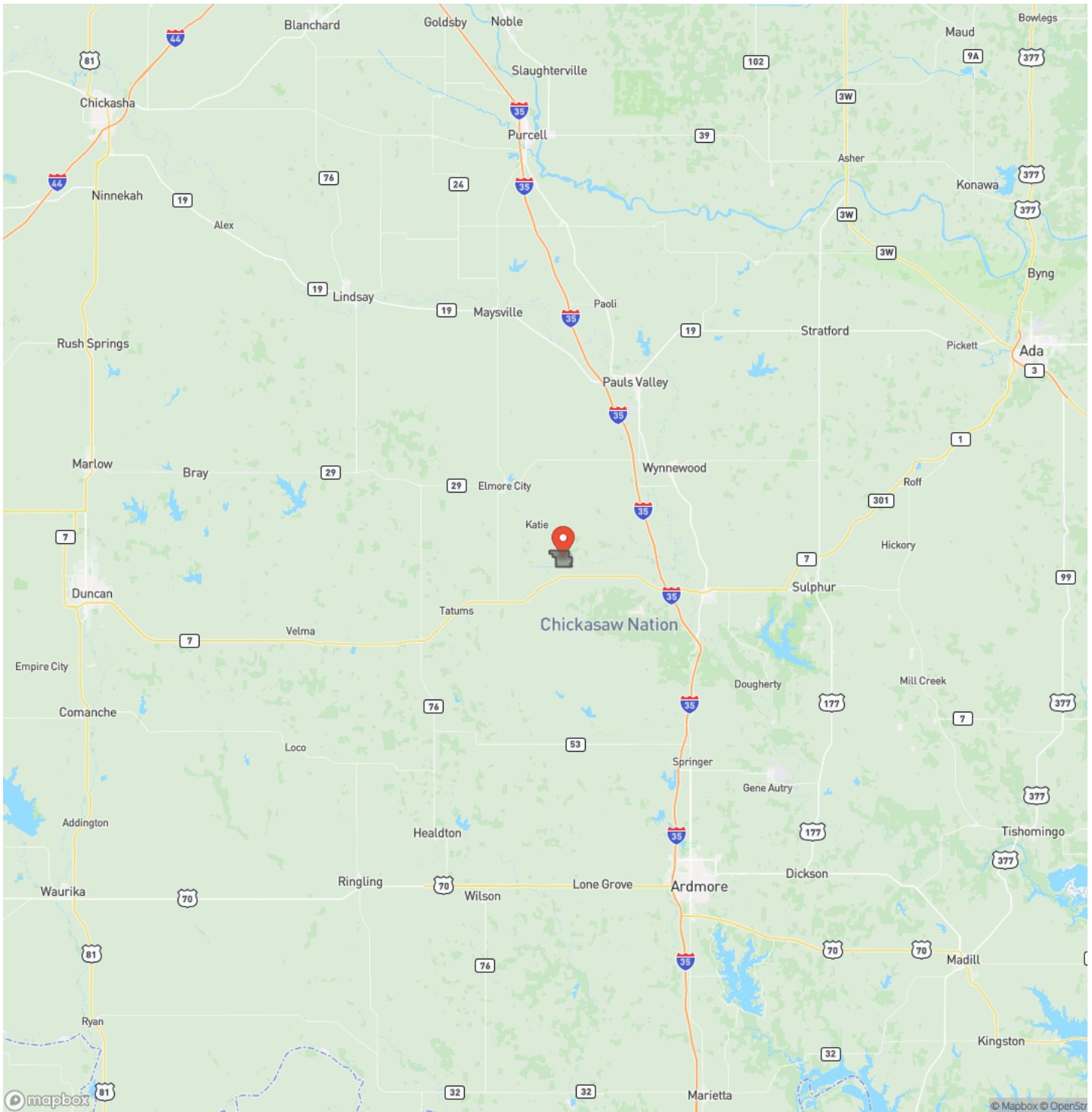
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Katie, OK / Garvin County



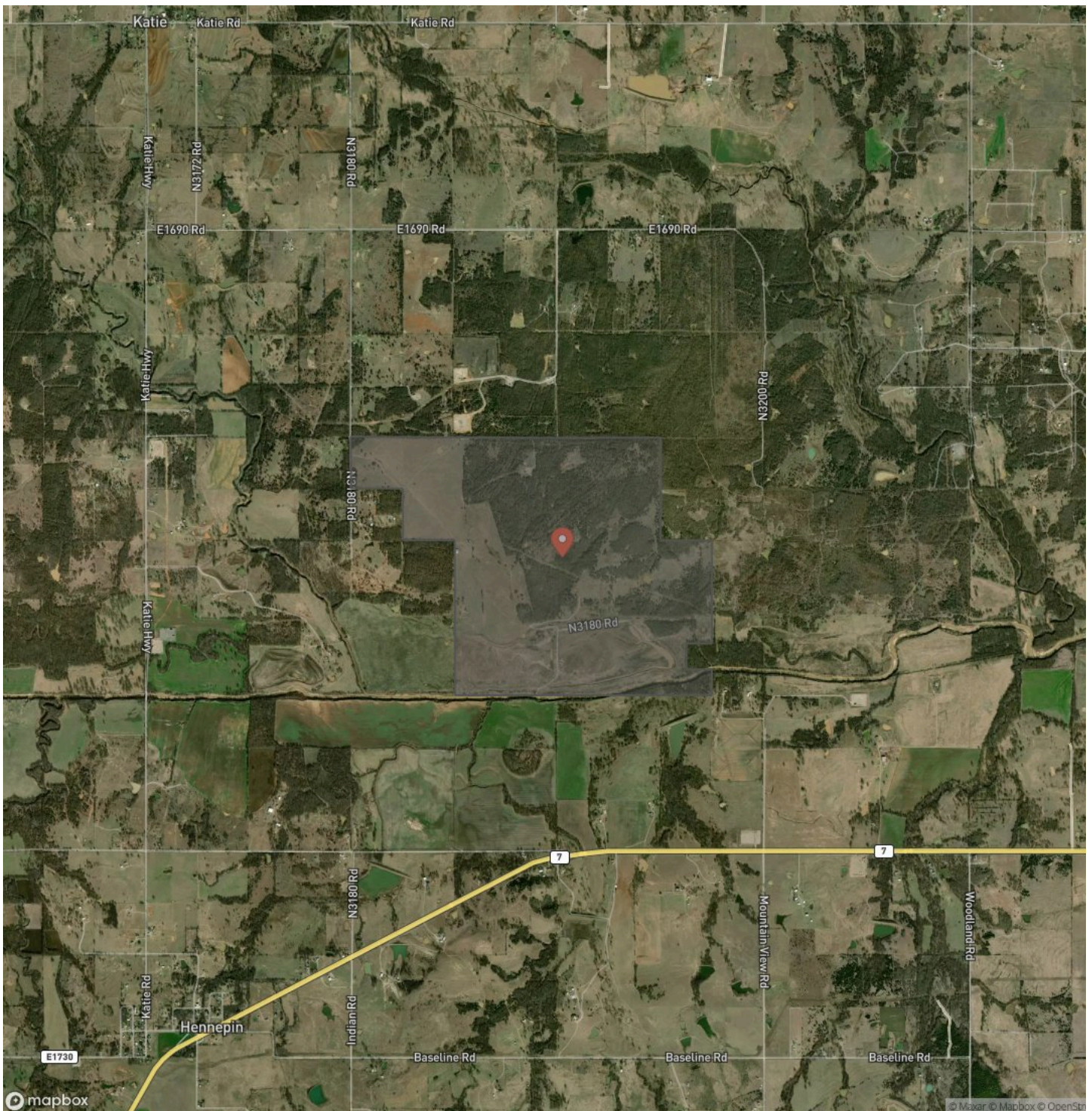
Locator Map



Locator Map



Satellite Map



The Ranch on Wildhorse Creek

Katie, OK / Garvin County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dan Ward

Mobile

(405) 206-0914

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(405) 206-0914

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dan@Legendary.Land

Address

10904 NW 26th St.

City / State / Zip

NOTES

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http://legendary.land

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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<http://legendary.land>



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