

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/>



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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 acrosss 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.

When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on the 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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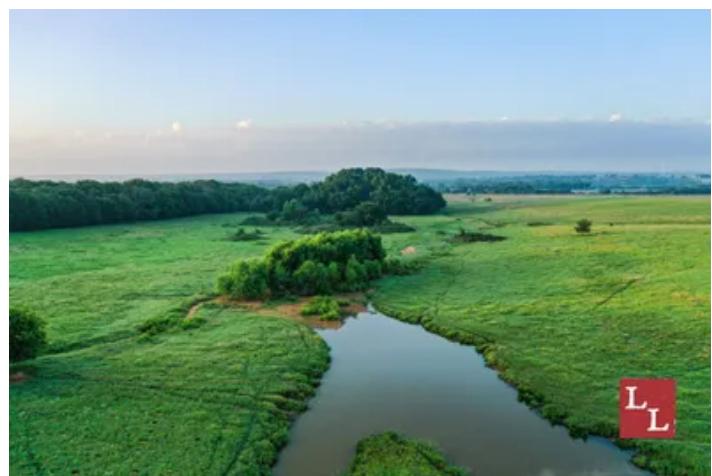
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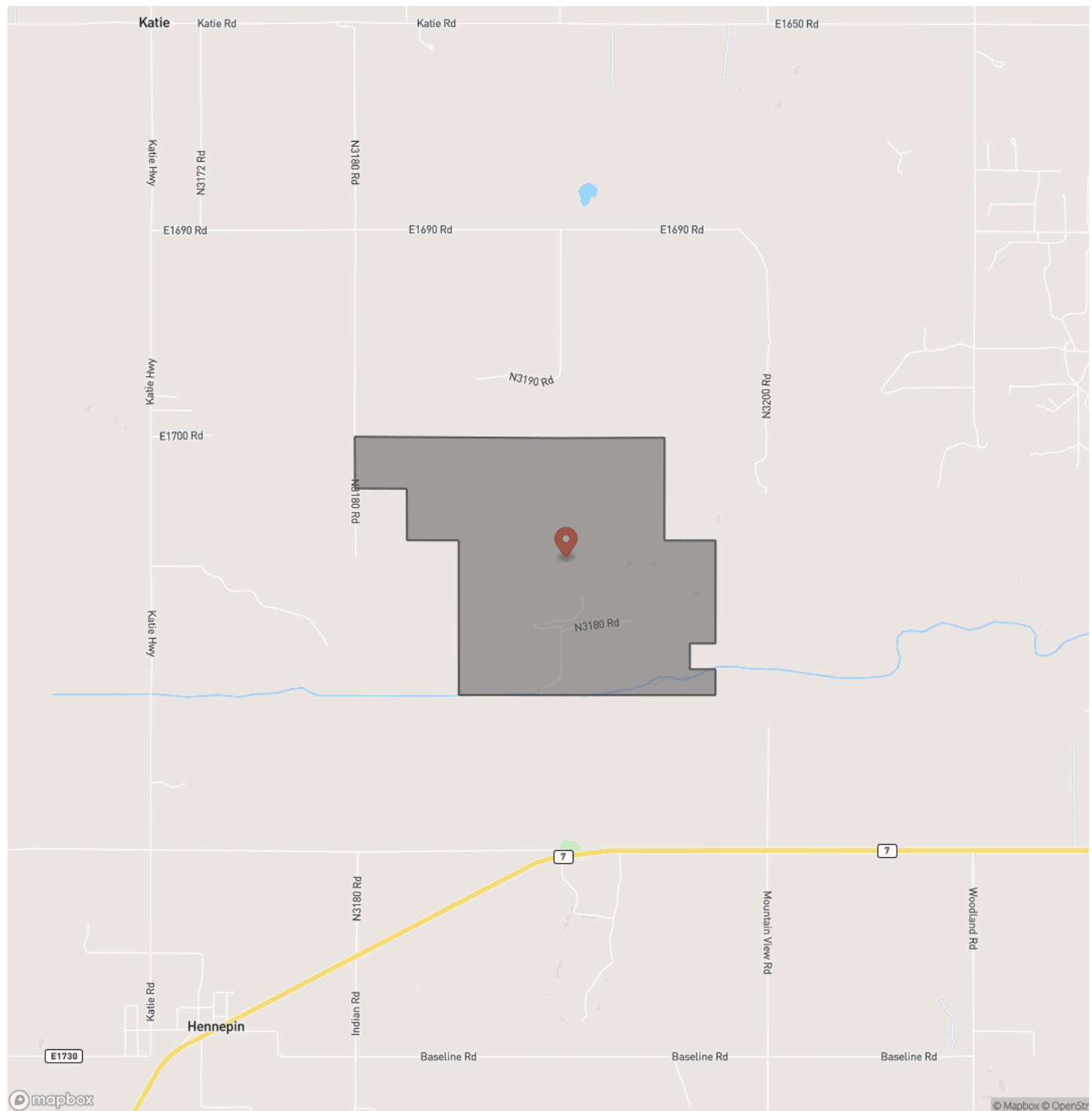


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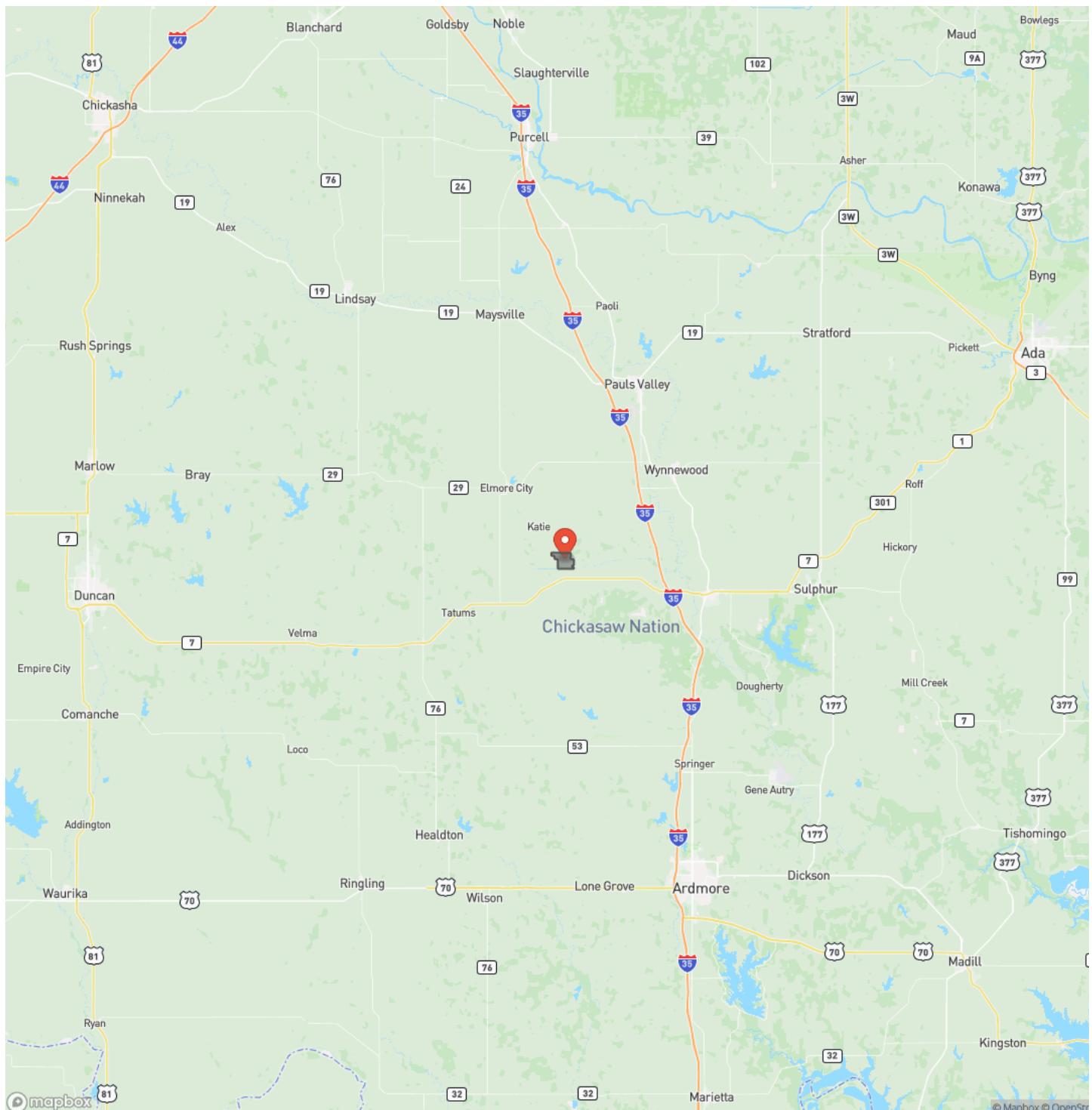


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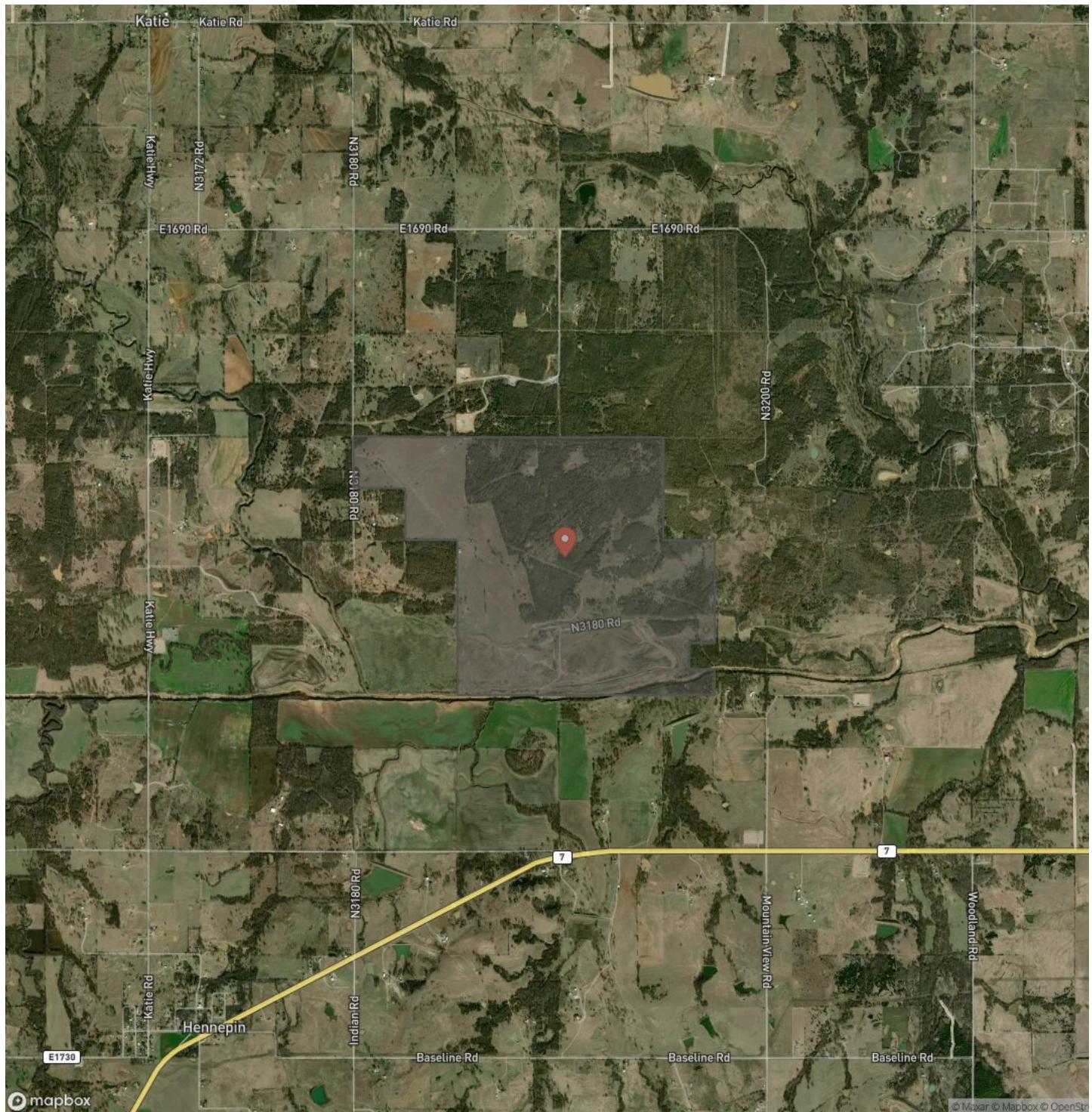
Locator Map



Locator Map



Satellite Map



The Ranch on Wildhorse Creek Katie, OK / Garvin County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dan Ward

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City / State / Zip

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MORE INFO ONLINE:
<http://legendary.land>

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