Buckhorn Creek Ranch 5055 Highway 81 Marlow, OK 73055

**\$1,280,000** 350± Acres Grady County









**MORE INFO ONLINE:** 

## Buckhorn Creek Ranch Marlow, OK / Grady County

## **SUMMARY**

**Address** 5055 Highway 81

**City, State Zip** Marlow, OK 73055

**County** Grady County

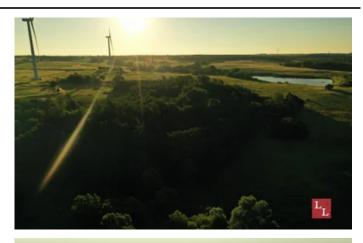
**Type** Farms, Hunting Land, Ranches

**Latitude / Longitude** 34.7063 / -97.9428

**Taxes (Annually)** 1055

Acreage 350

**Price** \$1,280,000









**MORE INFO ONLINE:** 

## **PROPERTY DESCRIPTION**

Buckhorn Creek Ranch is located in southern Grady County just 1/4 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. Income sources include two windmills that generate approximately \$14,000-\$18,000 combined annually and a CRP payment for 277.18 acres for \$10,256 annually. The CRP contract expires on September 30th, 2023. There are tremendous hunting and fishing opportunities with the 7+/- acre lake, numerous ponds, and thick timber along Buckhorn Creek. If you're looking for a diverse property on a blacktop road, this is it!!!

#### 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: \*3 ponds including a +/-7 Acre pond that is approximately 17ft deep. \*2 Water Wells

**Utilities:** \*Electric available along County Road 1590

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

Minerals: \*Surface Only

#### Wildlife:

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



**MORE INFO ONLINE:** 

\*Quail \*Wild Hogs

#### Fishing:

\*Unknown

#### Terrain:

\*Rolling with approximately 130+/- feet of elevation change

#### Improvements:

\*Small barn

#### **Equipment:**

\*NA

General Description:

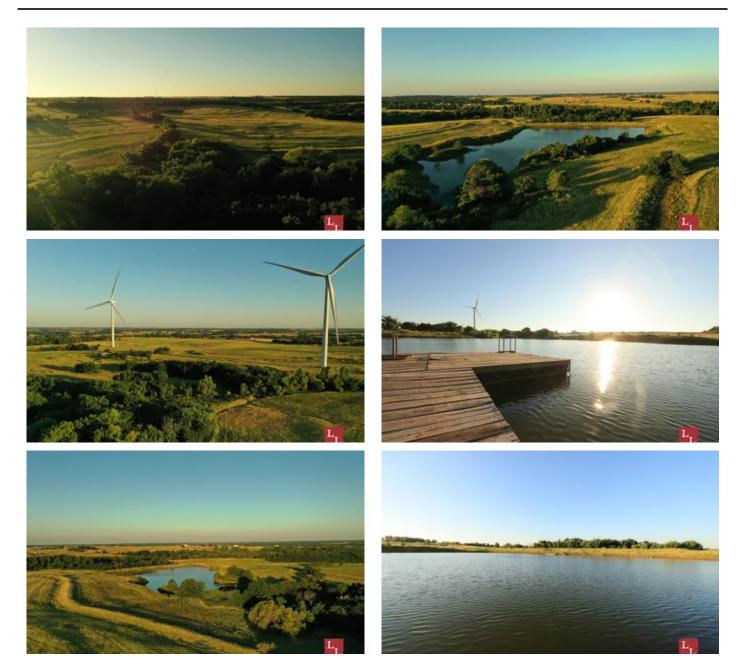
*If you are not already on the Legendary Land Company website, please follow the "Property Website" link.* 

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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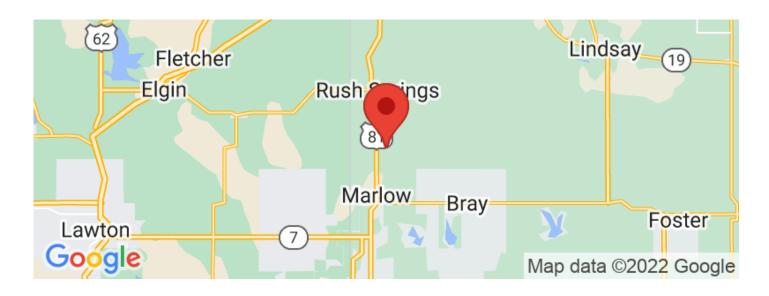


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## Buckhorn Creek Ranch Marlow, OK / Grady County

# **Locator Maps**







**MORE INFO ONLINE:** 

# **Aerial Maps**







**MORE INFO ONLINE:** 

**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

## <u>NOTES</u>



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# **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.



**MORE INFO ONLINE:** 

Legendary Land Co 1021 Regal Rd Yukon, OK 73099 (405) 206-0914 http://legendary.land



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