

Buckhorn Creek Ranch
5055 Highway 81
Marlow, OK 73055

\$1,280,000
350± Acres
Grady County



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



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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



*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.

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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



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