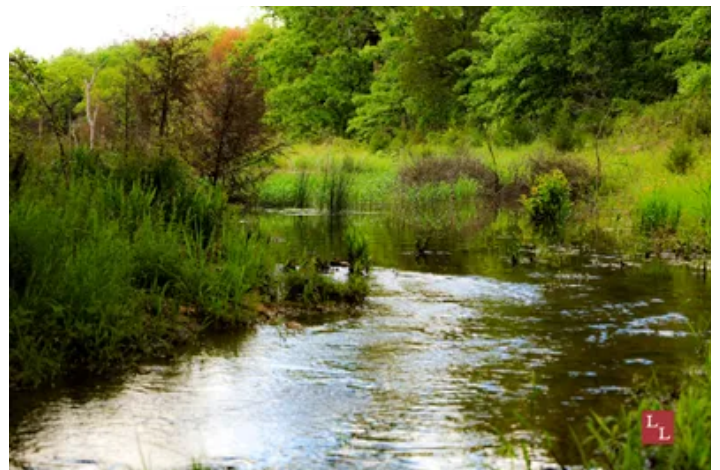


Headwaters of Spring Creek
5401 US-75
Gerty, OK 74531

\$1,190,000
280± Acres
Hughes County



Headwaters of Spring Creek Gerty, OK / Hughes County

SUMMARY

Address

5401 US-75

City, State Zip

Gerty, OK 74531

County

Hughes County

Type

Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.775647 / -96.266794

Acreage

280

Price

\$1,190,000

Property Website

<https://legendary.land/property/headwaters-of-spring-creek-hughes-oklahoma/81289/>



Headwaters of Spring Creek Gerty, OK / Hughes County

PROPERTY DESCRIPTION

This property has an extraordinary amount of live spring water, clear ponds loaded with bass, and a live creek all packed into 280+/- acres with Highway 75 access.

Location:

- *Coalgate, OK--- 19 miles
- *Oklahoma City, OK--- 105 miles
- *Tulsa, OK--- 112 miles
- *Dallas, TX--- 159 miles

Access:

- *Paved Highway 75 fronts the east boundary

Water:

- *Rural Water available along Hwy 75
- *Water Well
- *3 ponds
- *4.5+/- Acre Spring Fed Lake
- *Live spring-fed creek

Utilities:

- *Electricity

Climate:

- *Average Annual Rainfall...42+/- inches

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer (The genetics in the area are amazing)
- *Wild Turkey
- *Dove
- *Ducks
- *Geese
- *Wild Pigs

Fishing:

- *Trophy largemouth bass
- *Bluegill
- *Crappie
- *Catfish

Terrain:

- *Rolling with open Bermuda fields on the east and hilly mature timber and giant rocky outcroppings on the western part of the property
- *60/40 wooded to open

General Description:

Comprised of approximately 280 acres this property includes a blend of productive Bermuda hay fields, rolling terrain with mature hardwood timber, outstanding spring-fed ponds, and a live spring-fed creek.



The ranch is located adjacent to Highway 75 in Hughes County just 19 miles north of Coalgate, Oklahoma.

An abundance of spring water flows from the ground to create the live water on the property and it is captured to create the largest lake as well. The water that leaves the lake flows through large moss-covered boulders and creates a stunning waterfall before it joins the creek. Needless to say, the fishing on this property is outstanding but don't overlook the deer and turkey hunting! There is a series of trails through the timber that afford access throughout the heavily wooded portions of the ranch. The trails also give access to strategically located food plots that are surrounded by timber. The Seller does not deer hunt but a previous owner established the food plots and with a little TLC they would be back on track in no time. Several years ago, the formerly named Noble Foundation put together information about Boon & Crocket record book deer in Oklahoma. They added up all of the Boone & Crocket entries and divided the "antler inches" by the total acres in each county of Oklahoma. Hughes County had the highest number of "antler inches" per acre of any count in the state. While there are pockets of good deer in many parts of Oklahoma, it's hard to beat a county with a reputation like Hughes County!

Income-producing opportunities include selling hay from the meadows or running cattle.

Regardless of how you plan to use this property, you will be blown away by the amount of clear spring water that exists here!

Contact the Listing Broker for specific details about the property!

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

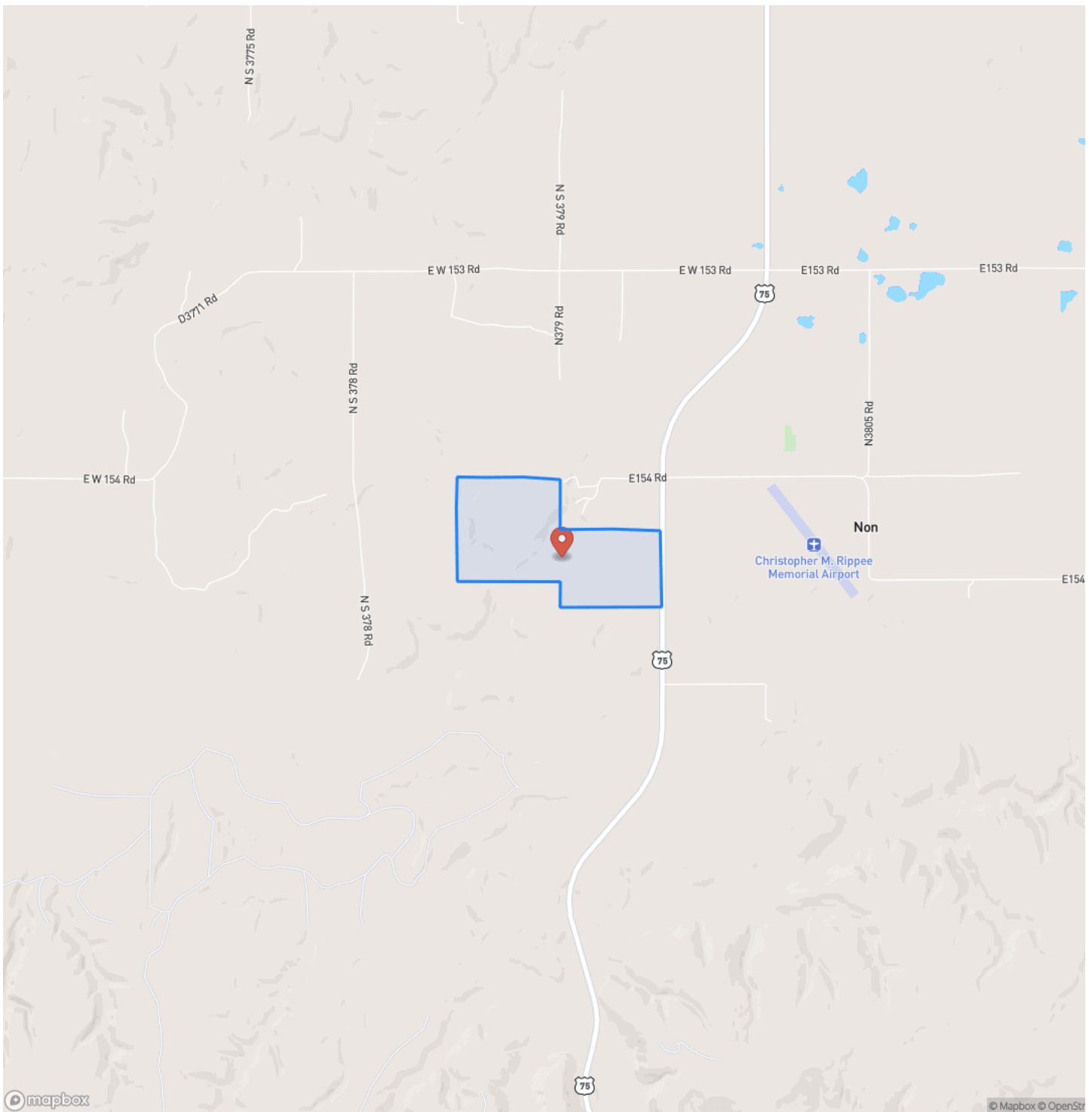
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Legendary Land Company.



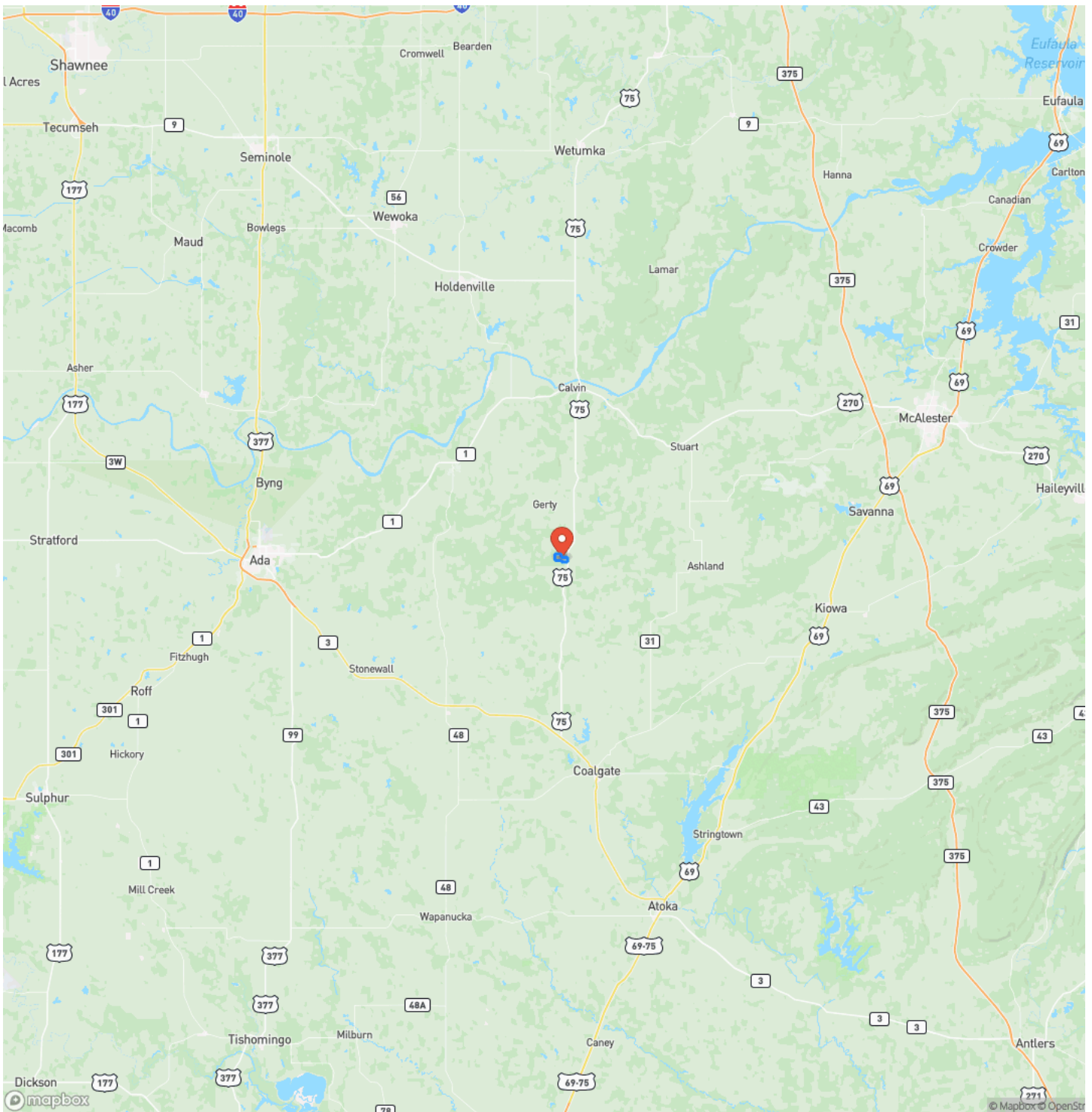
Headwaters of Spring Creek
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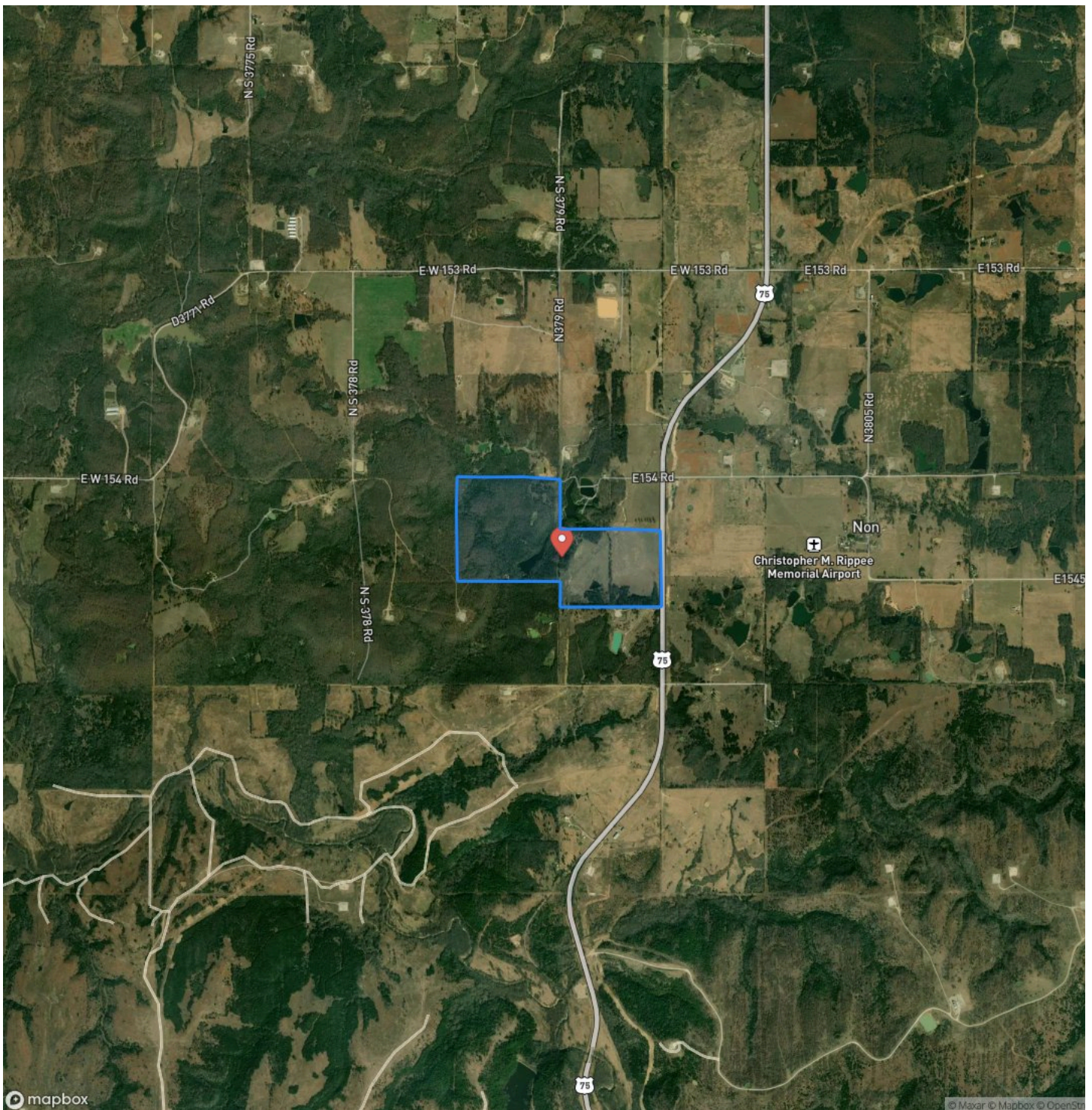
Locator Map



Locator Map



Satellite Map



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

NOTES

[illegible]

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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<http://legendary.land>



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