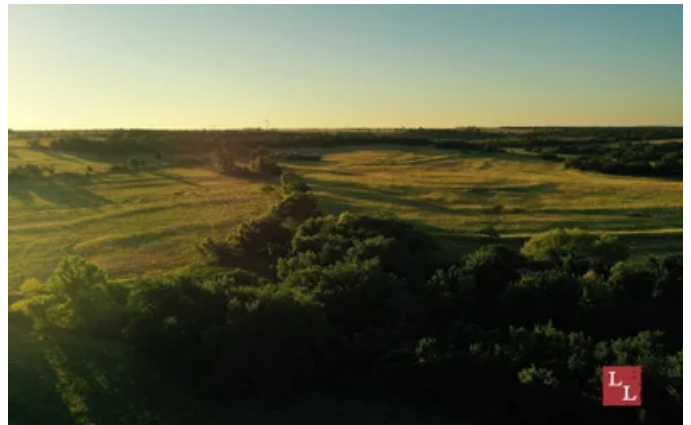


Buckhorn Creek Ranch Tract 1
Marlow, OK 73055

\$920,000
230± Acres
Grady County



Buckhorn Creek Ranch Tract 1
Marlow, OK / Grady County

SUMMARY

City, State Zip

Marlow, OK 73055

County

Grady County

Type

Farms, Ranches, Hunting Land, Recreational Land

Latitude / Longitude

34.7066 / -97.9474

Acreage

230

Price

\$920,000



Buckhorn Creek Ranch Tract 1

Marlow, OK / Grady County

PROPERTY DESCRIPTION

Buckhorn Creek Ranch...Tract 1 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 approximately 200 acres enrolled in CRP. The CRP contract is set to expire 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 with multiple sources of income, this is it!!!

(This is one parcel of 420+/- available acres. Seller Will Divide As Shown On Map)

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
- *Largest pond is 7+/- acres and approximately 17ft deep.
- *Buckhorn Creek
- *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 90+/- feet of elevation change

Improvements:

- *Small barn

Equipment:

- *NA

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

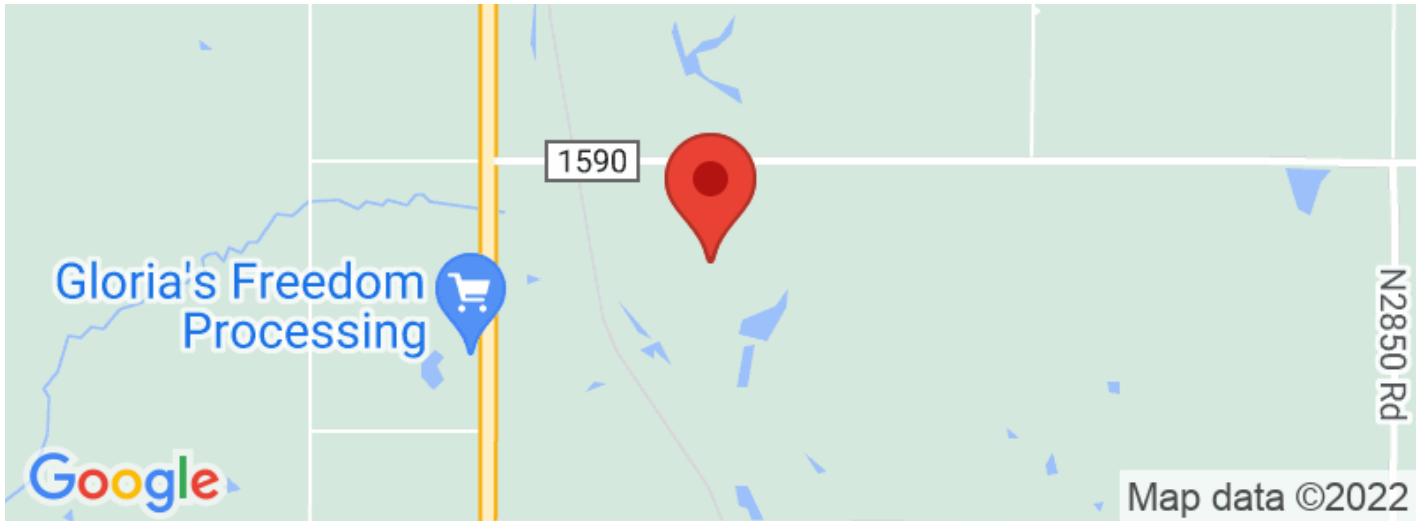
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will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



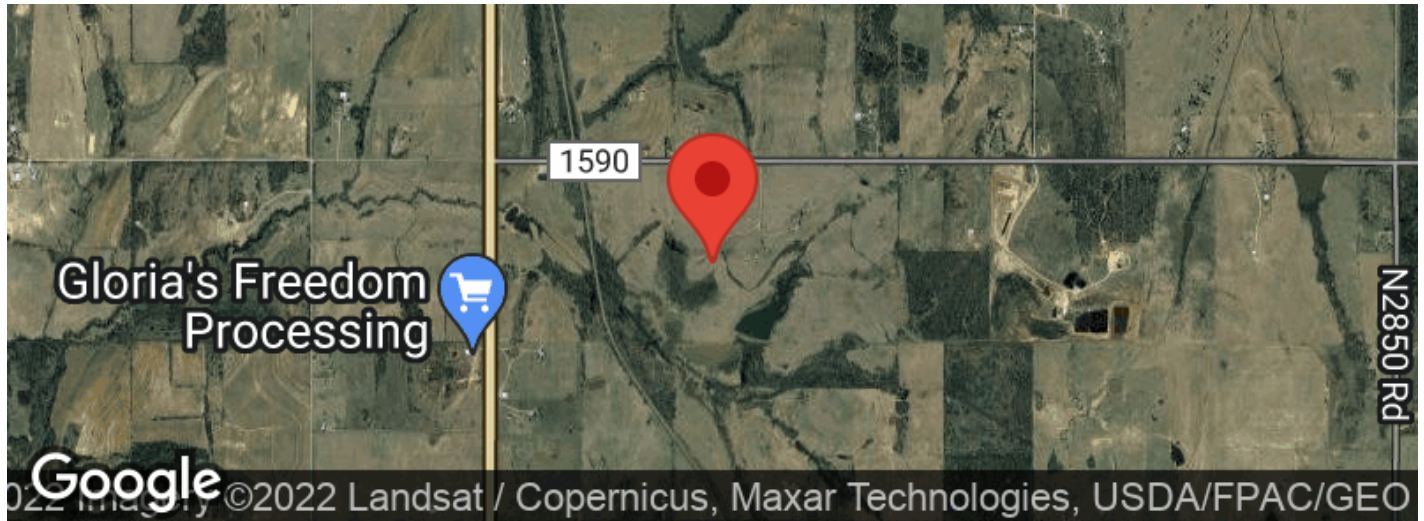
Buckhorn Creek Ranch Tract 1
Marlow, OK / Grady County



Locator Maps



Aerial Maps



Buckhorn Creek Ranch Tract 1
Marlow, OK / Grady County

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

NOTES

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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.



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

