

Boggy Creek Farm
Rocky Ford Road
Rush Springs, OK 73082

\$1,180,400
227± Acres
Grady County



Boggy Creek Farm
Rush Springs, OK / Grady County

SUMMARY

Address

Rocky Ford Road

City, State Zip

Rush Springs, OK 73082

County

Grady County

Type

Farms, Undeveloped Land, Hunting Land, Horse Property, Ranches, Recreational Land

Latitude / Longitude

34.8551 / -97.9914

Acreage

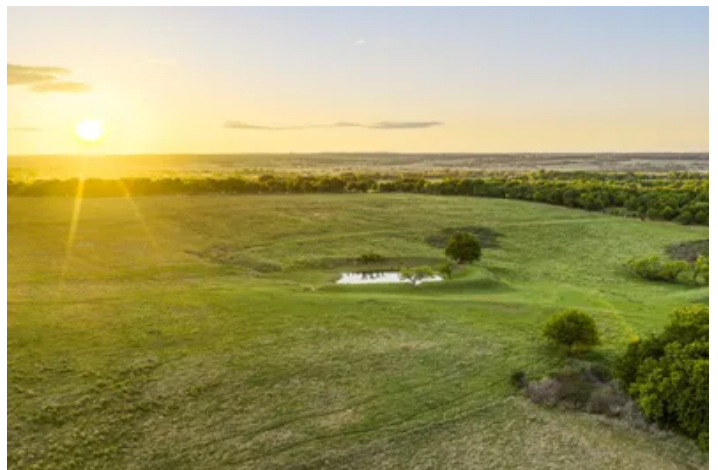
227

Price

\$1,180,400

Property Website

<https://arrowheadlandcompany.com/property/boggy-creek-farm/grady/oklahoma/103788/>



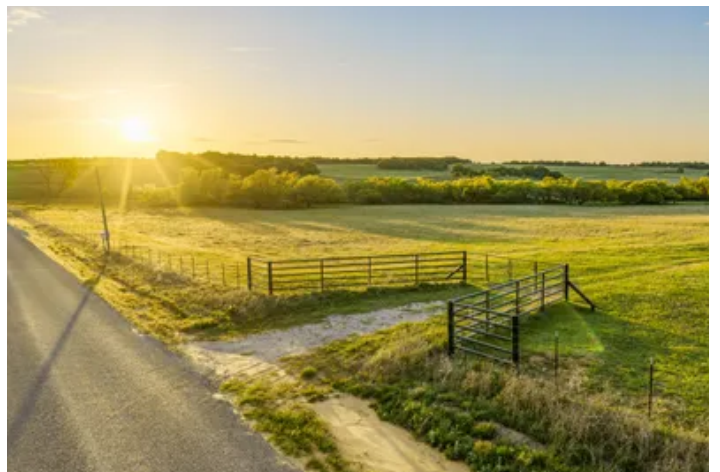
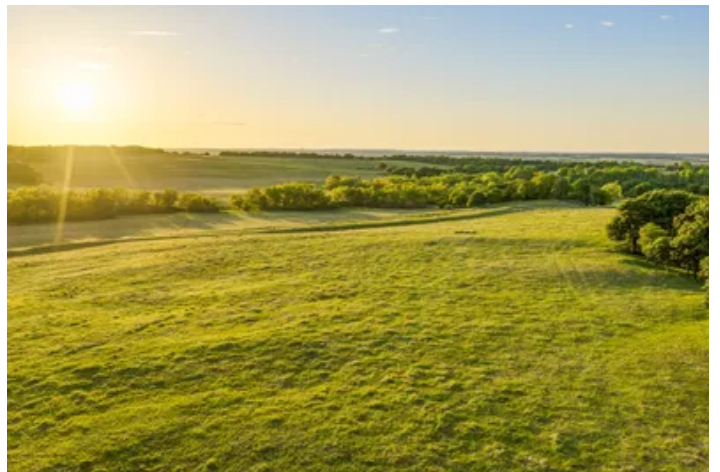
Boggy Creek Farm **Rush Springs, OK / Grady County**

PROPERTY DESCRIPTION

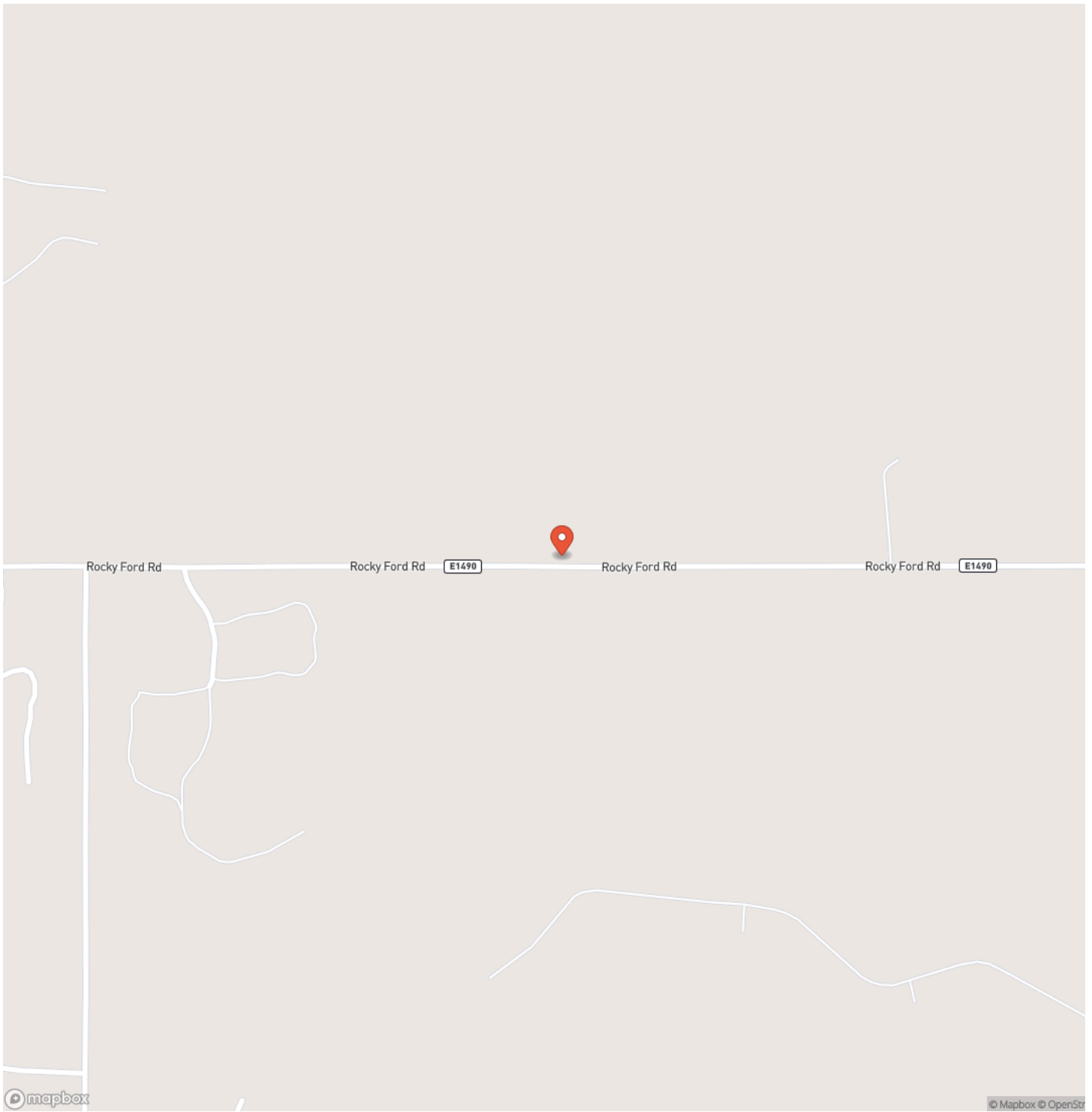
Take a look at Boggy Creek Farm, an exceptional 227± acre property with rolling hills, open pastures, and unlimited opportunity! This Grady County property caters equally to cattle producers, horse owners, outdoorsmen, and those looking to build their dream home in the country. The land features beautiful elevation changes with great views! This creates multiple ideal homesites that overlook productive pasture and scenic countryside. Established Bermuda grass provides excellent grazing opportunity! The farm is fully set up for livestock with solid perimeter fencing and functional corrals already in place for working cattle. Water is also a major feature with three ponds and a creek running through the property, offering a reliable source for both agricultural use and recreational enjoyment. The mix of water, cover, and open pasture also creates excellent hunting opportunities for deer and other wildlife. Electric and water wells are already available on-site and blacktop road frontage ensures convenient all-weather access. Having these existing utilities also presents you with the opportunity to build an equine facility, further enhancing the versatility this farm offers. Beyond its agricultural and recreational features, this property offers the peace and privacy of the potential for rural living without sacrificing proximity to nearby towns. It is located just 5± miles from Rush Springs, 13± miles from Chickasha, 12± miles from Sterling, 24± miles from Duncan, 29± miles from Lawton, and approximately 45± miles from Oklahoma City. This makes it an easy drive for daily needs and amenities. Whether you're expanding an existing cattle operation, investing in quality Oklahoma land, or searching for the perfect place to build a home with room to roam and hunt, the Boggy Creek Farm is one you will want to check out! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Bret Horn at [\(580\) 737-0111](tel:5807370111).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

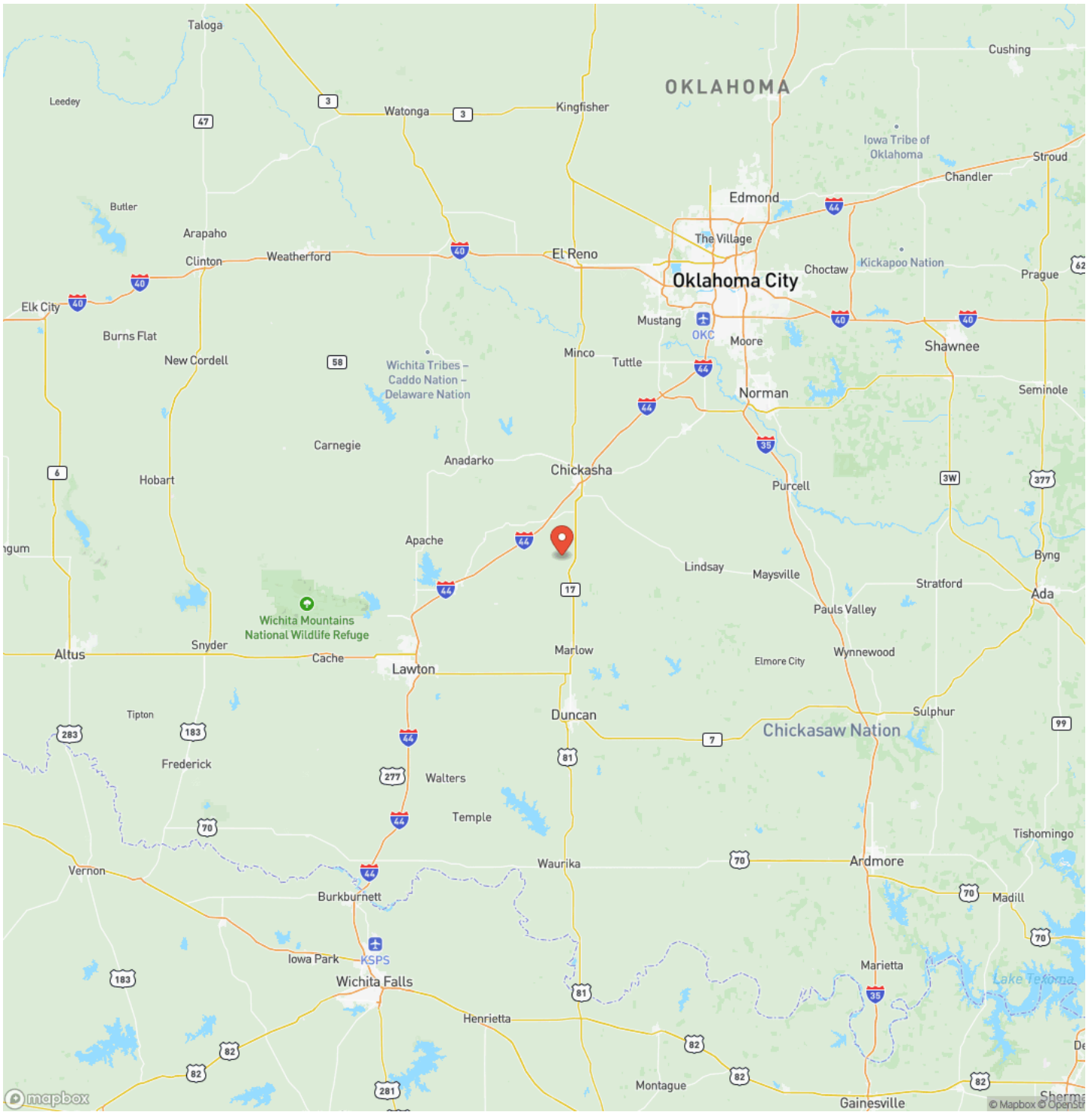
Boggy Creek Farm
Rush Springs, OK / Grady County



Locator Map



Locator Map



Satellite Map



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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