

Carter County
5937 Longview Road
Ratliff City, OK 73481

\$29,990
97.350± Acres
Carter County



Carter County
Ratliff City, OK / Carter County

SUMMARY

Address

5937 Longview Road

City, State Zip

Ratliff City, OK 73481

County

Carter County

Type

Hunting Land, Recreational Land

Latitude / Longitude

34.46093 / -97.480992

Acreage

97.350

Price

\$29,990

Property Website

<https://www.mossoakproperties.com/property/carter-county-carter-oklahoma/103242/>



PROPERTY DESCRIPTION

Seller is selling their undivided partial interest in this property. The seller will transfer a 1/90% ownership in the entire property.

Prepare to immerse yourself in the heart of Oklahoma's natural splendor with this exceptional 97.35-acre property in Carter County. A true haven for outdoor enthusiasts, this expansive tract offers an idyllic escape where the thrill of the hunt meets the tranquility of nature. Imagine endless days exploring your private domain, a perfect blend of recreational adventure and serene wilderness, ready to fulfill your dreams of land ownership.

Location

Nestled north of the charming locale of Ratliff City, Oklahoma, this property benefits from its prime position within Carter County. The area is renowned for its picturesque landscapes and welcoming community, offering a peaceful rural setting while maintaining convenient access to local amenities and services. This location strikes an ideal balance for those seeking both solitude and connection.

Land and terrain

Spanning 97.35 acres, the land presents a diverse and captivating terrain. Left in its natural state, it offers a rich tapestry of ecological features, inviting exploration and discovery. The varied landscape provides an excellent foundation for a multitude of activities and allows for the creative development of personal outdoor spaces, perfectly suited to your vision.

Improvements and infrastructure

This property offers a blank canvas, allowing future owners the freedom to envision and implement improvements that perfectly align with their aspirations. Whether you dream of a rustic cabin, a hunting lodge, or simply preserving the land's pristine character, the possibilities for development are entirely yours to shape, creating a bespoke environment tailored to your desires.

Water and utilities

The property holds significant potential for establishing essential services, with ample opportunities to explore various water sources and utility connections. Prospective owners have the flexibility to investigate and implement solutions that best suit their specific needs, ensuring comfort and convenience for any future development or recreational pursuits.

Wildlife and vegetation

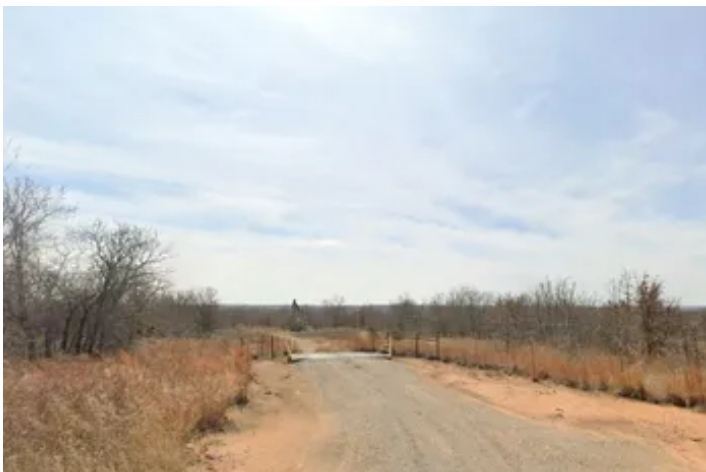
A true wildlife sanctuary, this acreage is a paradise for nature lovers. The lush, natural state vegetation provides an ideal habitat for abundant wildlife, including impressive Turkey and majestic Whitetail Deer. This vibrant ecosystem promises exceptional hunting opportunities and endless enjoyment for observing local fauna in their unspoiled environment.

Current and potential use

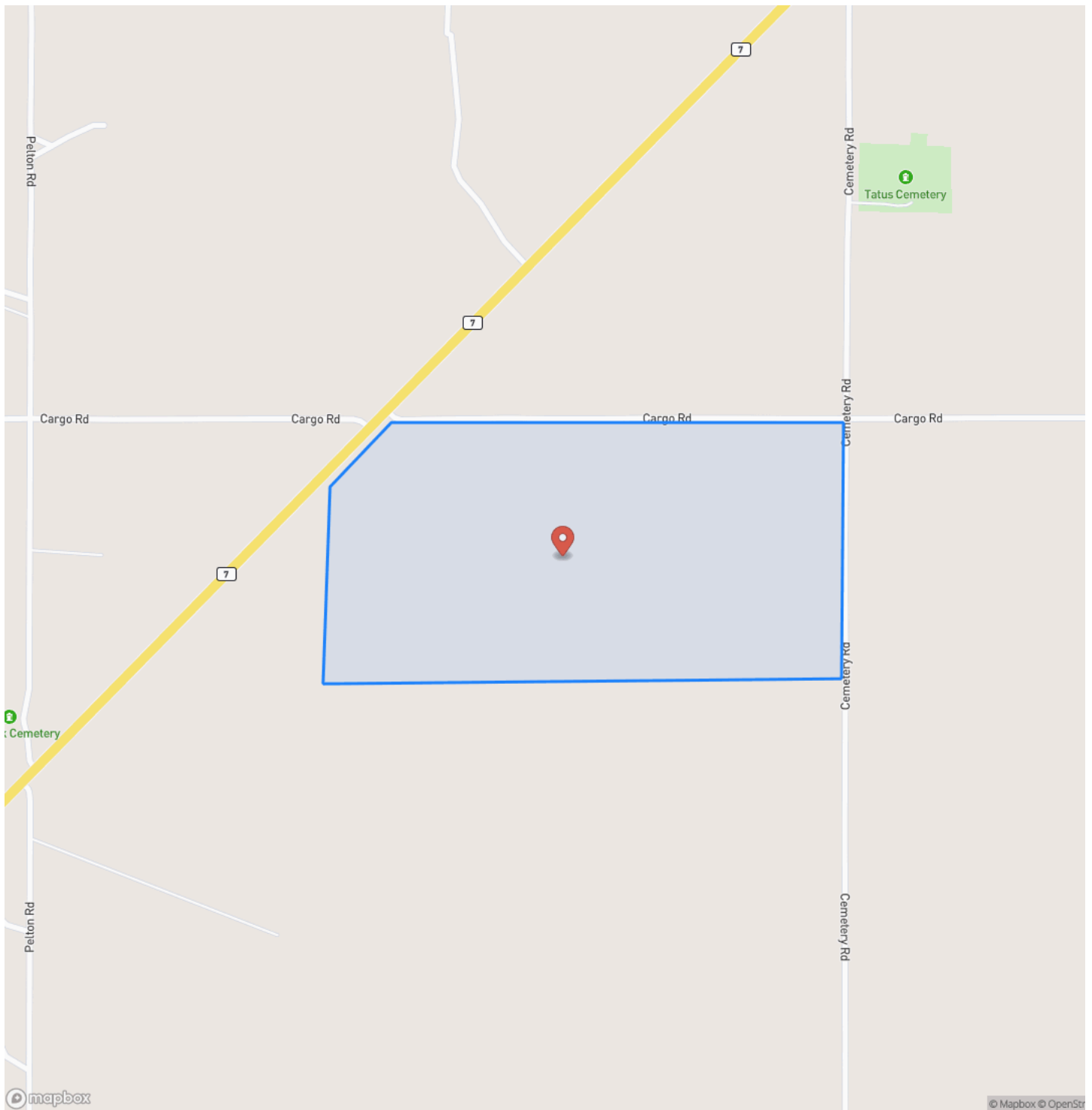
Currently utilized for agricultural purposes, this versatile property also shines as an exceptional recreational retreat. With existing ATV Trails and Hiking Trails, it's perfectly set up for adventure. The potential for continued Hunting and other outdoor pursuits is immense, making it an ideal investment for those seeking a dynamic and multi-functional land asset. The future use of this land is limited only by your imagination, offering diverse possibilities from continued agricultural endeavors to a private recreational paradise.

Access and easements

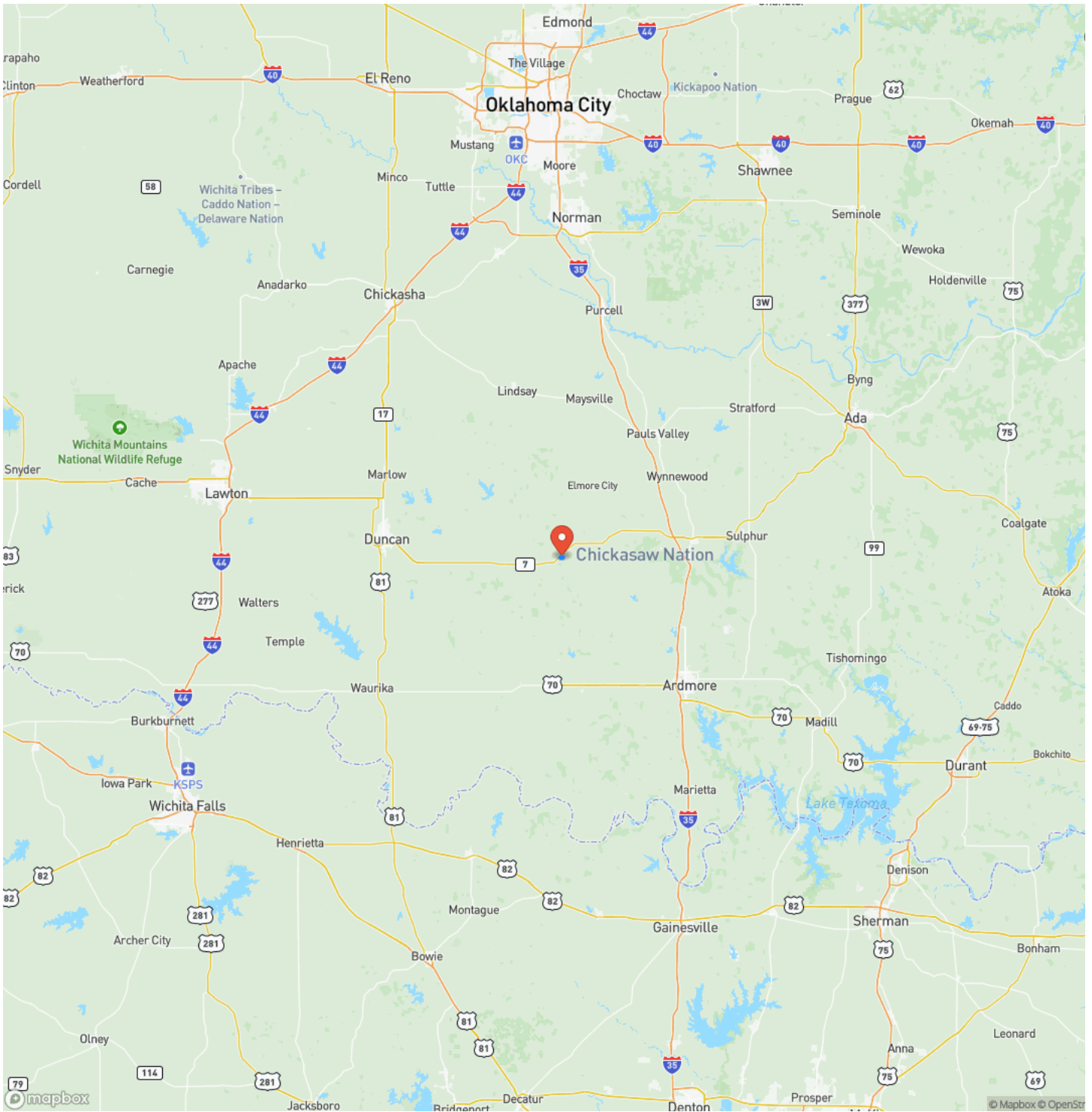
Excellent accessibility is a key feature of this property, boasting frontage on both a County Road and a Highway. This dual access ensures ease of entry and exit, providing convenient connections to surrounding areas while maintaining the privacy and seclusion of your land. The well-established road frontages simplify logistics for any planned activities or future developments.



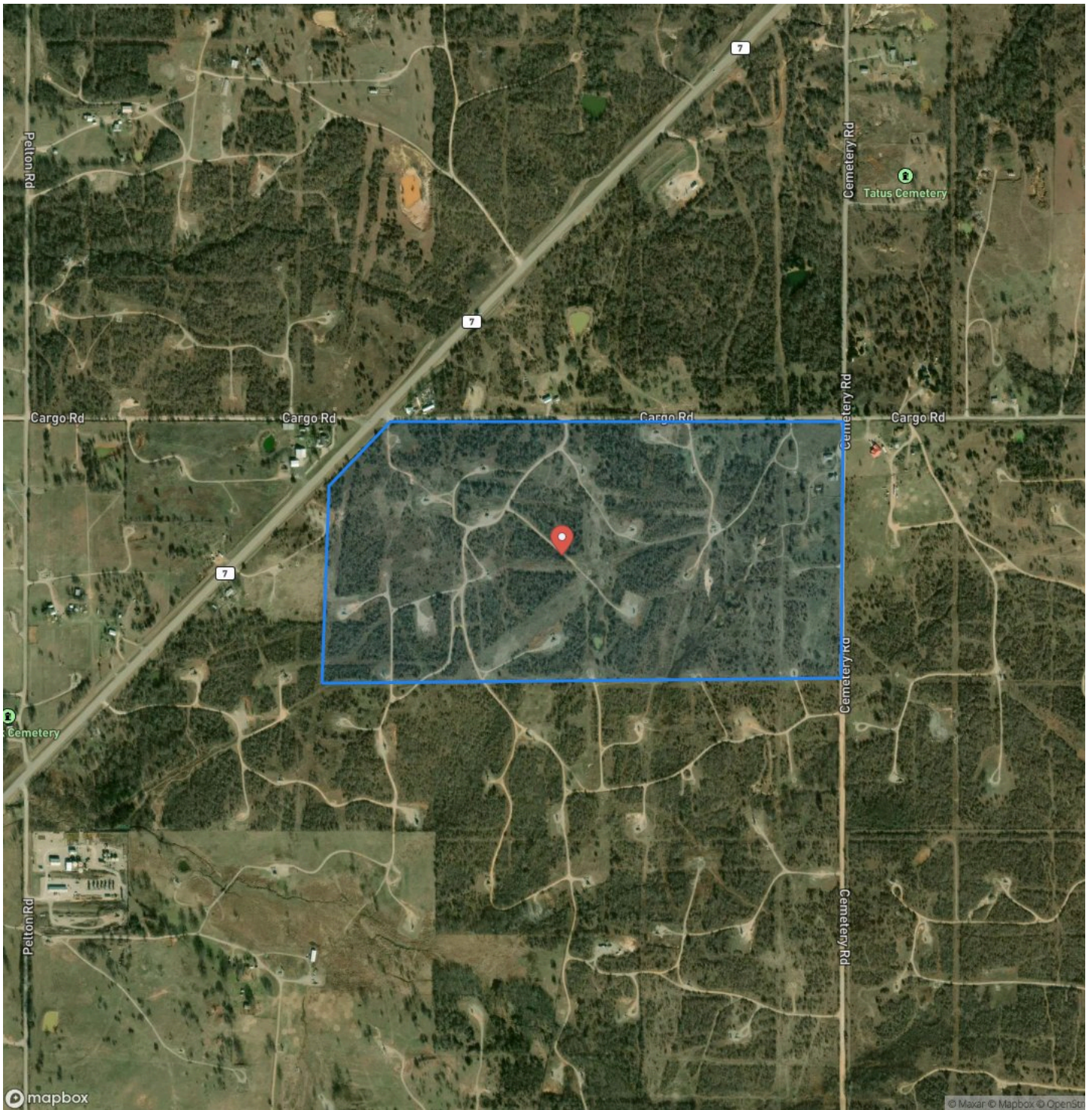
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Neither the seller, Mossy Oak Properties Land & Home (MOPLH), their subsidiaries, affiliates nor representatives warrant the accuracy, adequacy or completeness of any information contained herein regarding the property, its condition, boundaries, access, acreage, or timber stand information. Maps, timber evaluations and all information contained herein is provided "AS IS," as a courtesy to potential buyers. Potential buyers should make their own determination regarding the accuracy of the information provided. Potential buyer's agent(s) must be identified on first contact with MOPLH and must accompany the potential buyer on showings to receive full fee participation. Otherwise, the fee participation will be at the sole discretion of MOPLH. All property is subject to change, withdrawal, or prior sale. MOPLH expressly disclaims liability for errors or omissions and does not assume liability for typographical errors, misprints, nor for misinformation that may have been given to us.

Any person viewing this marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

Mossy Oak Properties Land and Home
819 Lakewood Road
Camden, AR 71701
(870) 807-6731
<https://moplandandhome.realstackweb.com/>

