

DC Ranch

130.00 Acres | Love County, OK | \$2,100,000



HAYDEN  OUTDOORS.

DC Ranch

TOTAL ACRES:

130.00

PRICE:

\$2,100,000

COUNTY:

Love County

CLOSEST TOWN:

Marietta, OK

Activities & Amenities:

Equestrian/Horse Property

Land Details:

Address: 12992 Cemetary Road,
Marietta, Oklahoma 73448, USA

Closest Town: Marietta

Total Acres: 130.00

Deeded Acres: 130.00

Topography: Rolling

Pasture Acres: 120

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): Ranch

Finished Sq. Ft.: 1,552

Bedrooms: 3

Full Bathrooms: 2

Basement: None

Parking Types: Carport

Total # of Spaces: 2

Outbuildings: 5

Cooling Systems: Forced Air Cooling

Heating Systems: Forced Air

About This Property

130-acre turn-key horse ranch 22 miles north of Gainesville, TX.

Land

The land consists of mostly sandy loam soils on rolling hills covered in improved hay meadows and pastures. The grasses on the ranch mostly consist of Bermuda with some native grasses under the scattered oak trees that dot the landscape. A seasonal creek runs through the property's north end, supplying water to two tanks along the way.

Improvements

The 3 bedroom 2 bathroom brick home has been completely renovated to include new flooring and fixtures, Granite countertops, brand new appliances in the kitchen, fresh paint throughout and so much more. The horse facilities include a 130' x 130' covered arena, a separate 90' x 100' covered pen with 7 oversized stalls and room for a round pen and warm-up area. The 10-stall horse barn features a tack room, feed room, office, half bathroom, and a 1 bedroom, 1 bathroom 800 square foot apartment. The outdoor arena is 275' x 225' and there are multiple turnouts and pastures with shelters. DC Ranch is private and quiet but has easy access to I-35 and is just 1 hour and 20 minutes from Fort Worth.

Recreation

DC Ranch is currently used as a working cattle ranch and cutting horse training facility.

Agriculture

DC Ranch includes more than 100 acres of improved pastures for grazing and hay production while the trees along the creek and ponds provide ideal wildlife habitat.

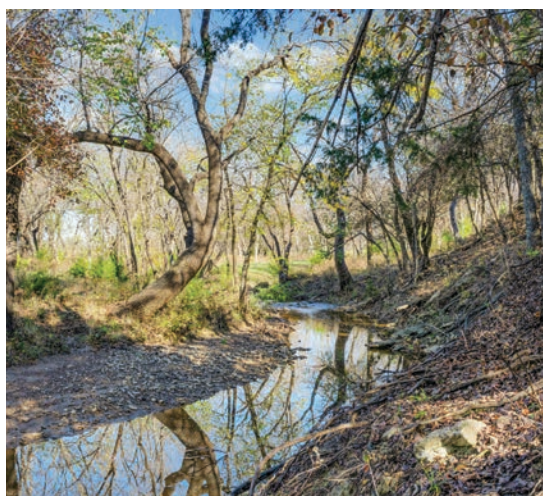
Region & Climate

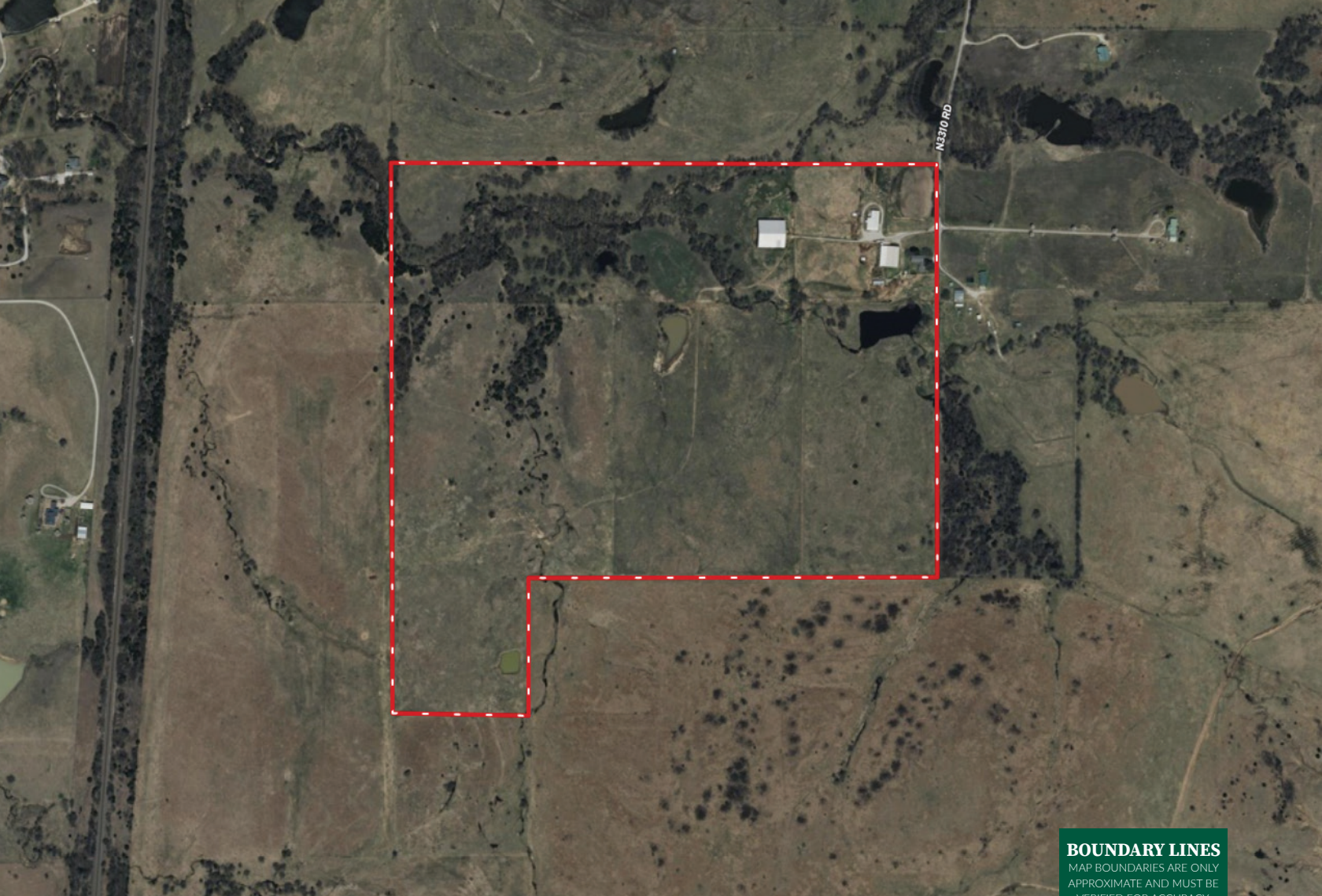
Love County is located in south Oklahoma on the Red River and averages 40" of precipitation annually. The rolling hills quality soils and more southern latitude allow for a 190 day growing season and frequent summer rainfalls keep the region green and lush most of the year.

Location

DC Ranch is located 119 miles south of Oklahoma City, 23 miles north of Gainesville, TX and 85 miles from DFW Airport.

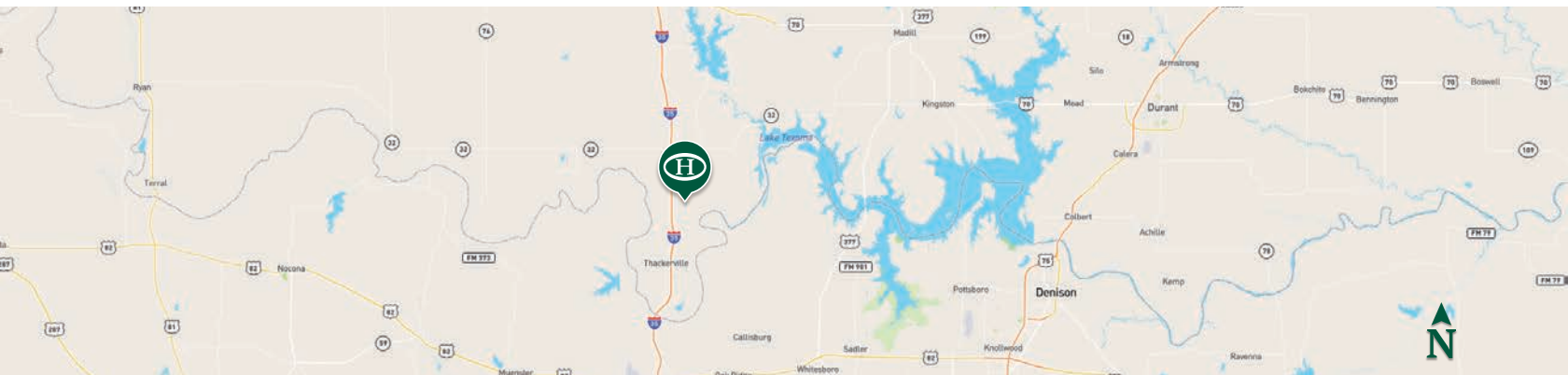
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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