

Washita Valley Ranch
1537 Sooner Rock
Davis, OK 73030

\$2,800,000
194± Acres
Murray County



Washita Valley Ranch
Davis, OK / Murray County

SUMMARY

Address

1537 Sooner Rock

City, State Zip

Davis, OK 73030

County

Murray County

Type

Horse Property, Ranches

Latitude / Longitude

34.48591 / -97.157489

Taxes (Annually)

2341

Acreage

194

Price

\$2,800,000

Property Website

<https://legendary.land/property/washita-valley-ranch-murray-oklahoma/87675/>



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PROPERTY DESCRIPTION

Description

Washita Valley Ranch – 194 acres on the north side of the Arbuckle Mountains, just off I-35 in Davis, OK. Five fenced pastures with stock ponds/hydrants, 300+ pecan trees, restored 1960s homestead, 8-stall breeding barn, equipment barn, and a 3,600 sq ft updated main home with 600 sq ft addition. Includes new 50'x80' climate-controlled workshop with art studio, plus 1,200 sq ft 'help house' on 19 acres. Historic charm, modern amenities, and turnkey readiness—this is a ranch with limitless potential.

Location:

- *Oklahoma City - 76 miles
- *DFW - 120 miles
- *Davis - 3.7 miles
- *Ardmore - 25 miles

Access:

- *County road access along Sooner Rock Rd.

Water:

- * 3 Ponds
- * Seasonal Creek that drains toward the Washita River just off of the eastern boundary
- *Rural water meter
- *Water hydrants in every pasture

Utilities:

- *Rural water
- *Electric Meter
- *3 Septic Systems

Climate:

- *Approximately +/- 38.1 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Waterfowl
- *Dove
- *Wild Hogs

Fishing:

- *Bass
- *Bluegill

Terrain:

- *Improved and native grasses with scattered maure pecan trees throughout the property.
- *The eastern half of the property is generally flat in the Washita Valley.
- *Terrain ranges from 790' to 860'.

Improvements:

- *1987 3,600sf home
- *50 x 80 morton custom workshop



- *8 stall breeding barn with 6 outdoor runs & horse walker
- *60'x70' equipment shed
- *1964 original homestead
- *1970's block house
- *Cattle Working pens
- *Rural water lines running throughout the ranch

Equipment:

*NA

General Description:

Washita Valley Ranch – A Rare Oklahoma Legacy Property

Nestled on the north side of the scenic Arbuckle Mountains and just minutes from I-35 in Davis, Oklahoma, the Washita Valley Ranch offers 194 grazeable acres of beauty, function, and history. This exceptional property is divided into five well-maintained pastures, each with its own water source—either multiple hydrants or stock ponds—and shaded by over 300 mature pecan trees.

Historic Charm Meets Modern Comfort

Your introduction to the ranch begins with a fully restored 1960s homestead, the original heart of the property, lovingly returned to its former charm with impeccable attention to detail—you truly have to see it to believe it. From there, a winding paved drive leads you past an eight-stall breeding barn with six outside runs, a horse walker, and a spacious equipment barn.

The Main Residence & Workshop

The drive ends at the stunning main residence: a 3,600-square-foot home thoughtfully updated, with a 600-square-foot addition completed just last year. Next to the home is a brand-new 50' x 80' climate-controlled workshop, complete with a separate enclosed art studio—perfect for creative pursuits or additional workspace.

Additional Living Quarters

Across the county road, on its own 19-acre parcel, sits the “help house”—a 1,200-square-foot brick home ideal for staff accommodations a guest retreat, or rental income. Livestock can be easily and safely moved between the two sides of the property via a large underground concrete culvert.

A Turnkey Ranch With Endless Potential

From its blend of historic charm and modern amenities to its exceptional infrastructure for both livestock and leisure, the Washita Valley Ranch is more than a property—it's a legacy in the making.

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

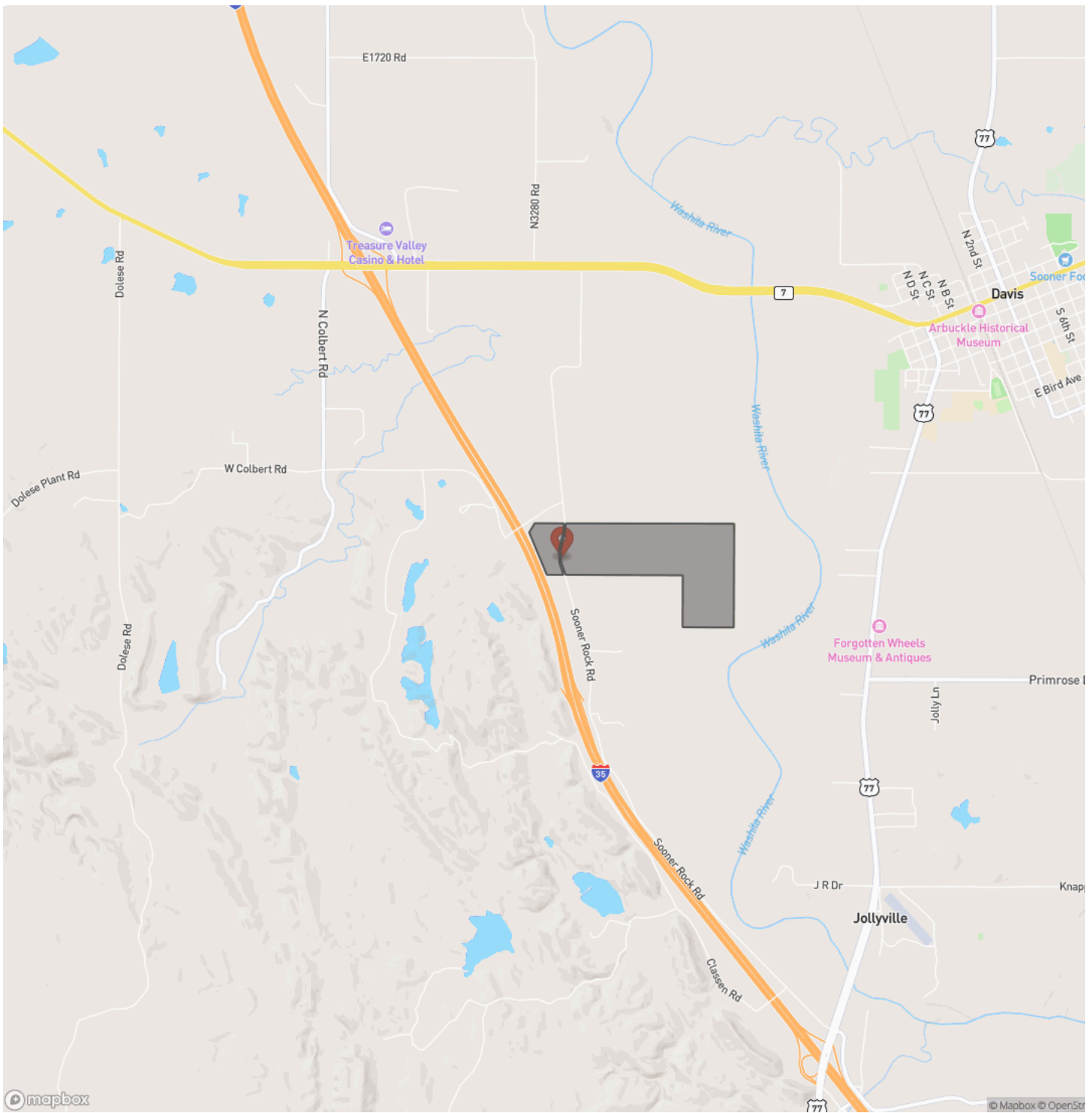
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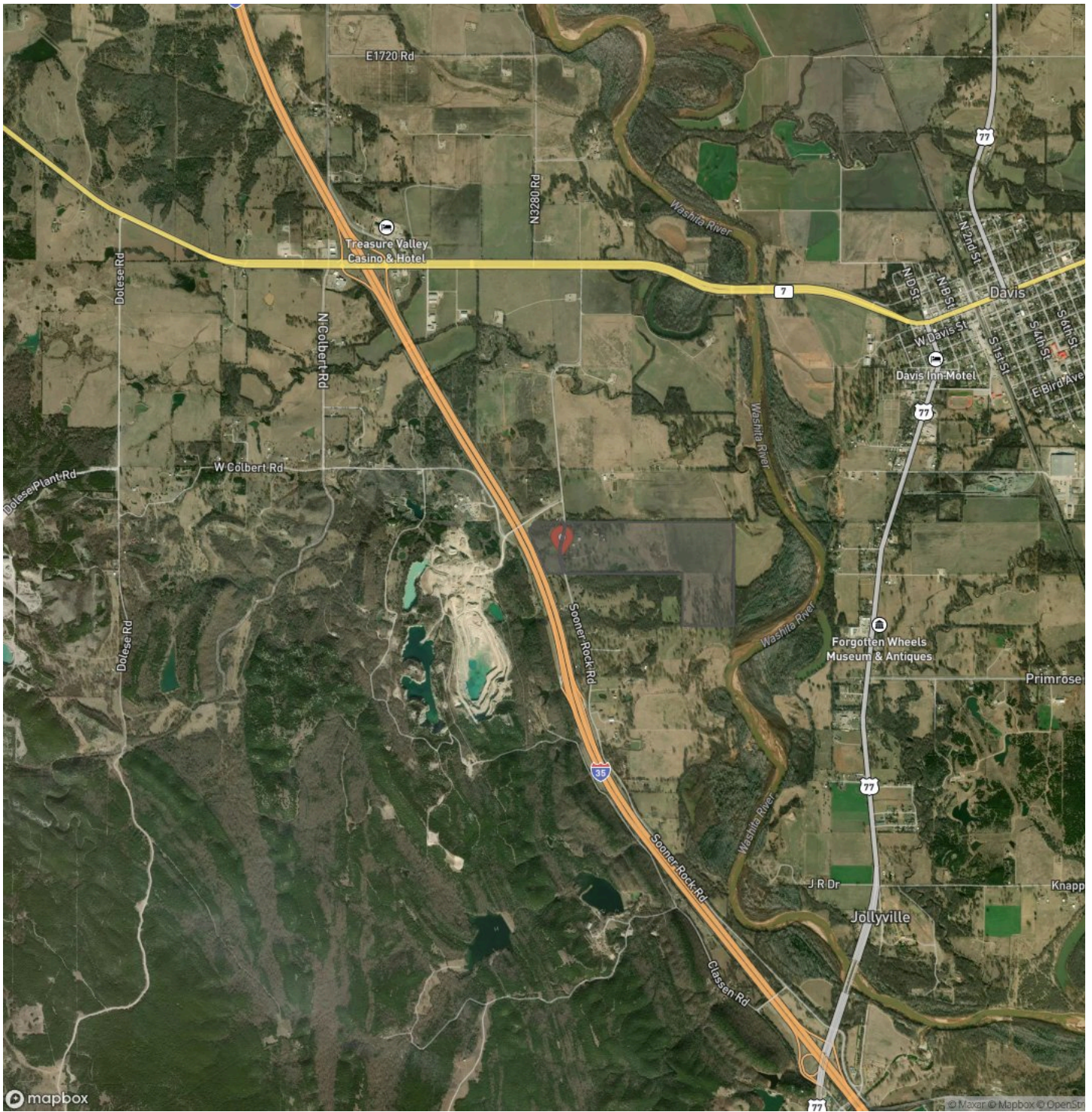
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Locator Map



Satellite Map



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