

Red Bayou Ranch
12375 Noble Foundation Rd
Burneyville, OK 73430

\$2,700,000
360± Acres
Love County



Red Bayou Ranch
Burneyville, OK / Love County

SUMMARY

Address

12375 Noble Foundation Rd

City, State Zip

Burneyville, OK 73430

County

Love County

Type

Recreational Land, Ranches, Riverfront, Hunting Land, Farms

Latitude / Longitude

33.896887 / -97.266865

Taxes (Annually)

466

Dwelling Square Feet

1960

Bedrooms / Bathrooms

3 / 2

Acreage

360

Price

\$2,700,000

Property Website

<https://legendary.land/property/red-bayou-ranch-love-oklahoma/87508/>



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PROPERTY DESCRIPTION

At the confluence of Walnut Bayou and Red River in west-central Love County lies an awesome recreational property called the Red Bayou Ranch. Both of these waterways are well-known whitetail deer producers in the region. This ranch has been a part of the Walnut Bayou Deer Management Association since 1996, which is comprised of over 12,000 acres of privately owned ranches, all managing for a quality deer herd. Increased doe harvest and reduced buck harvest along with other wildlife and land management techniques has produced many exceptional bucks over the decades. In addition to the incredible deer hunting, the property is ideal for creating waterfowl impoundments and turning the property into a true duck farm.

Location:

- *Burneyville, OK - 2 miles
- *I-35 - 14 miles
- *Winstar Casino - 26 miles
- *DFW - 94 miles
- *Oklahoma City - 127 miles

Access:

- *Dead-end County Lane

Water:

- * Red River frontage - 1/4 mile
- * Walnut Bayou frontage - over a mile of frontage
- * One Pond
- * Water well at cattle pens
- * Irrigation system for pasture
- * Ideal locations to build waterfowl impoundments

Utilities:

- *Water Well
- *Electric Meter
- *Septic System

Climate:

- *Approximately 38 +/- inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer - extensive management
- *Wild Turkey - very healthy population
- *Waterfowl - tons of potential to build impoundments
- *Dove
- *Quail
- *Wild Hogs

Fishing:

- *Catfish
- *Crappie
- *Bluegill
- *Sand Bass
- *Gar



Terrain:

- *Rolling terrain with fertile Sandy Loam soils
- *Post Oak forest
- *Crosstimbers habitat with native grass, sand plum, blackberry and persimmon thickets
- *Bottomland hayfields
- *Bermudagrass pastures
- *Native Pecan Orchards
- *Established Food Plots
- *Bordered by two 3,000+ acre properties owned by the Noble Research Institute

Improvements:

- *1,960 sf modular home
- *30' x 40' metal shop building
- *Cattle Pens
- *Hunting stands, feeders

Equipment:

- *NA

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

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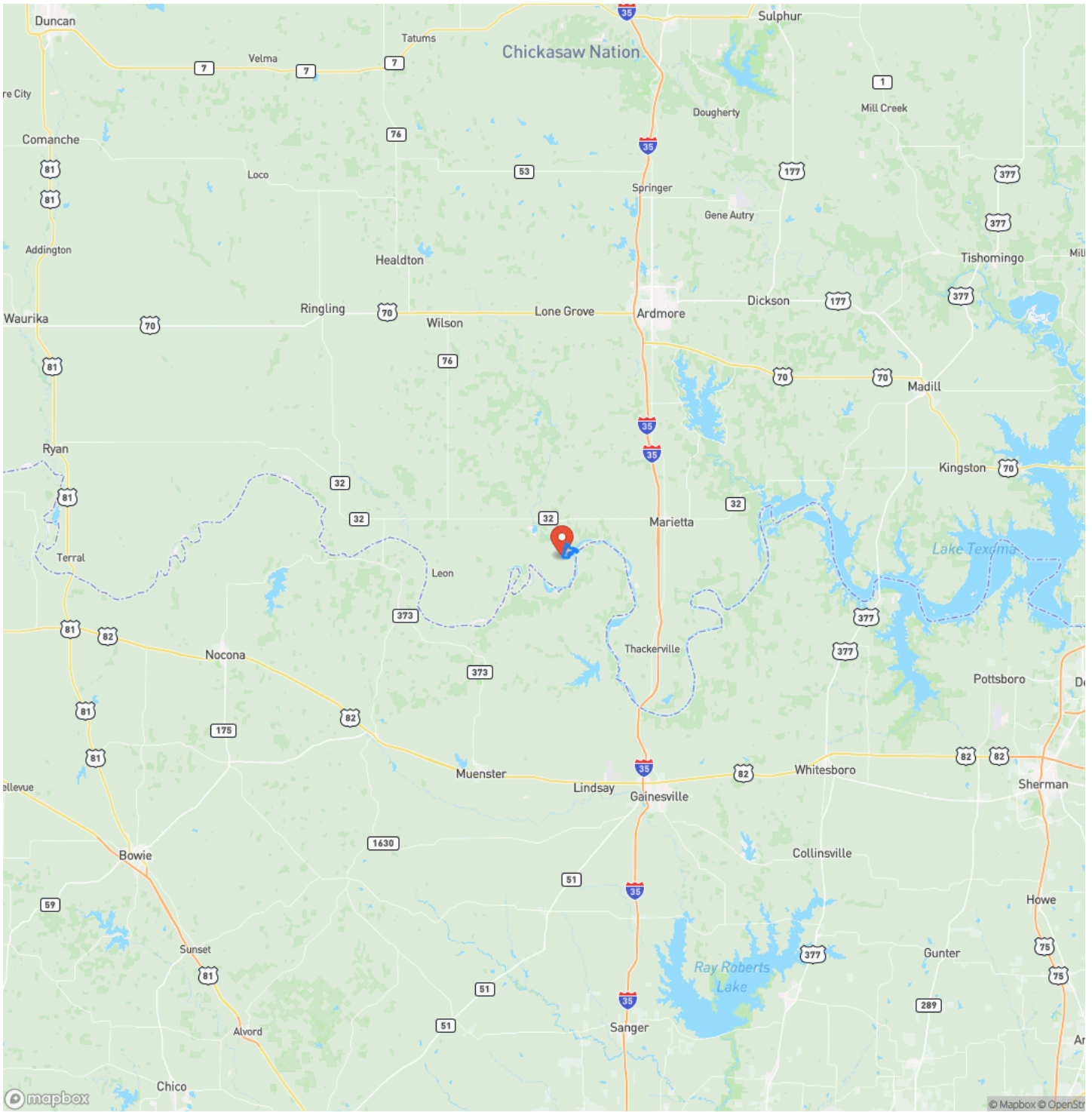
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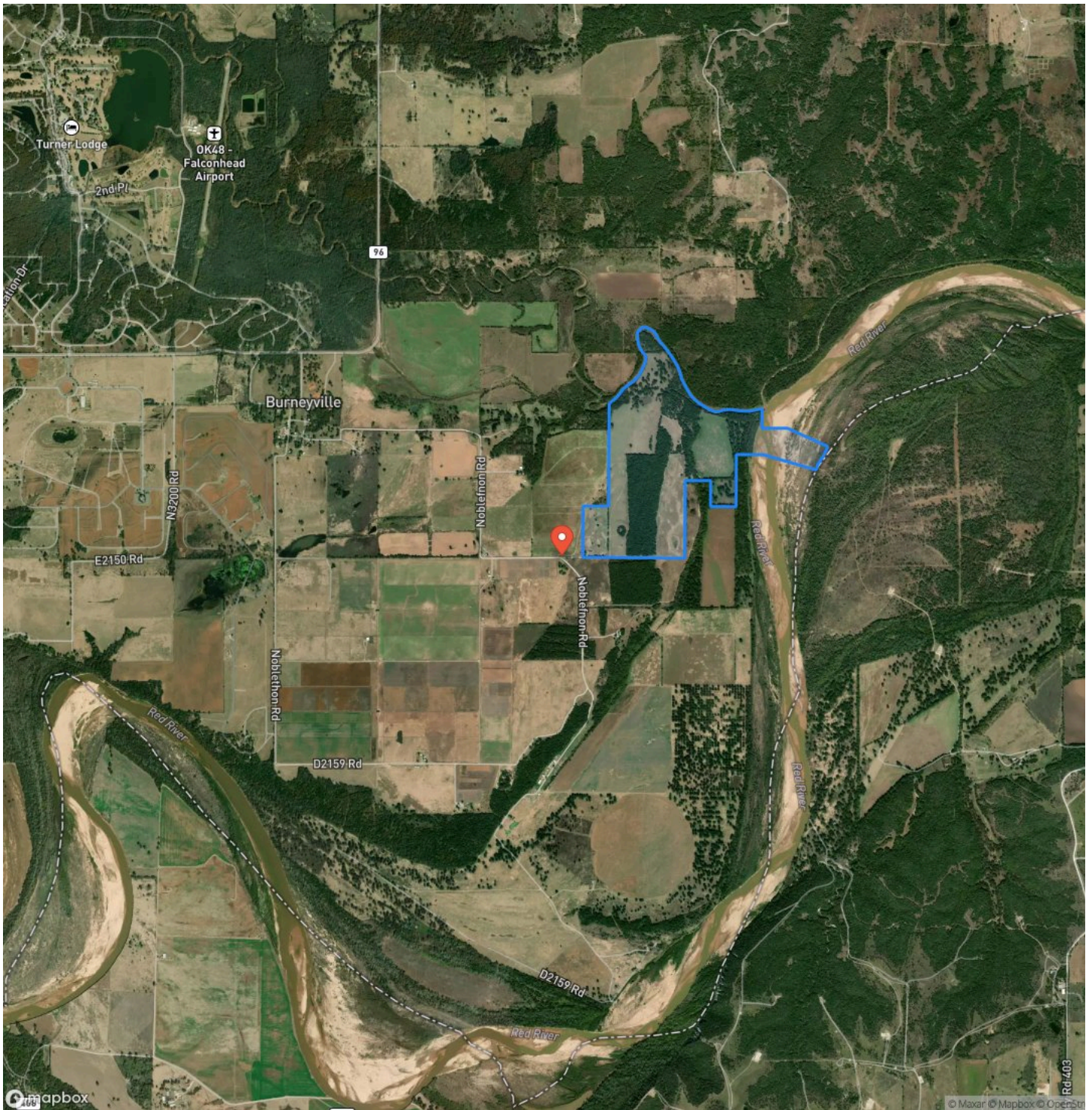
Locator Map



Locator Map



Satellite Map



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