

Henderson Farms
White Rose Road
Thackerville, OK 73459

\$3,186,000
177± Acres
Love County



Henderson Farms
Thackerville, OK / Love County

SUMMARY

Address

White Rose Road

City, State Zip

Thackerville, OK 73459

County

Love County

Type

Ranches, Farms, Horse Property, Undeveloped Land

Latitude / Longitude

33.751755 / -97.157841

Acreage

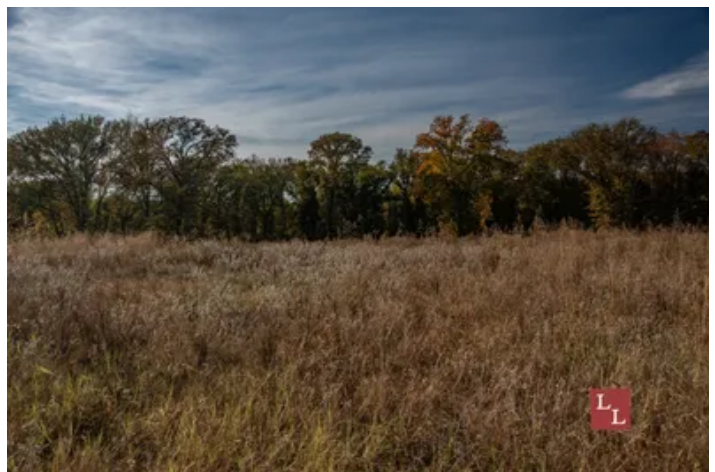
177

Price

\$3,186,000

Property Website

<https://legendary.land/property/henderson-farms/love/oklahoma/94081/>



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PROPERTY DESCRIPTION

Henderson Farms is a manicured cattle and horse ranch located in southern Love County near Winstar World Casino. The property features fertile sandy loam soils with healthy bermudagrass pastures. Crossfencing is strategically located so that livestock can be rotated around the property and moved directly from each pasture back to the cattle pens. This unique property is situated for potential development, a new equine facility, or a private rural retreat.

*The Seller owns approximately 308 acres and is willing to sell in multiple configurations, ranging from 8 acres to 235 acres and several in between.

Location:

- *Winstar Casino - 2.5 miles
- *Thackerville - 3.5 miles
- *Texas Border on I-35 - 4.5 miles
- *DFW - 58 miles
- *Oklahoma City - 125 miles

Access:

- *1/2 of a mile of county road frontage on White Rose Road

Water:

- *Six ponds
- *Plumbed cattle troughs

Utilities:

- *Rural water meter
- *Electricity

Climate:

- *Approximately +/- 39 inches of annual precipitation

Minerals:

- *Surface Rights Only

Wildlife:

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

Terrain:

- *Gently rolling, mostly flat terrain
- *Sandy loam soils
- *Fertile, bermuda grass pastures
- *Crossfenced into five pastures, as well as several smaller paddocks

Improvements:

- *Fenced and Cross-fenced
- *Large set of covered cattle pens (50' x 60')
- *Squeeze Chute
- *50' x 100' metal building with additional covered shed areas
- *Building has 14' side walls, concrete slab, insulation, electric, plumbing, overhead doors
- *Multiple other sheds, barns and outbuildings



Equipment:

*NA

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

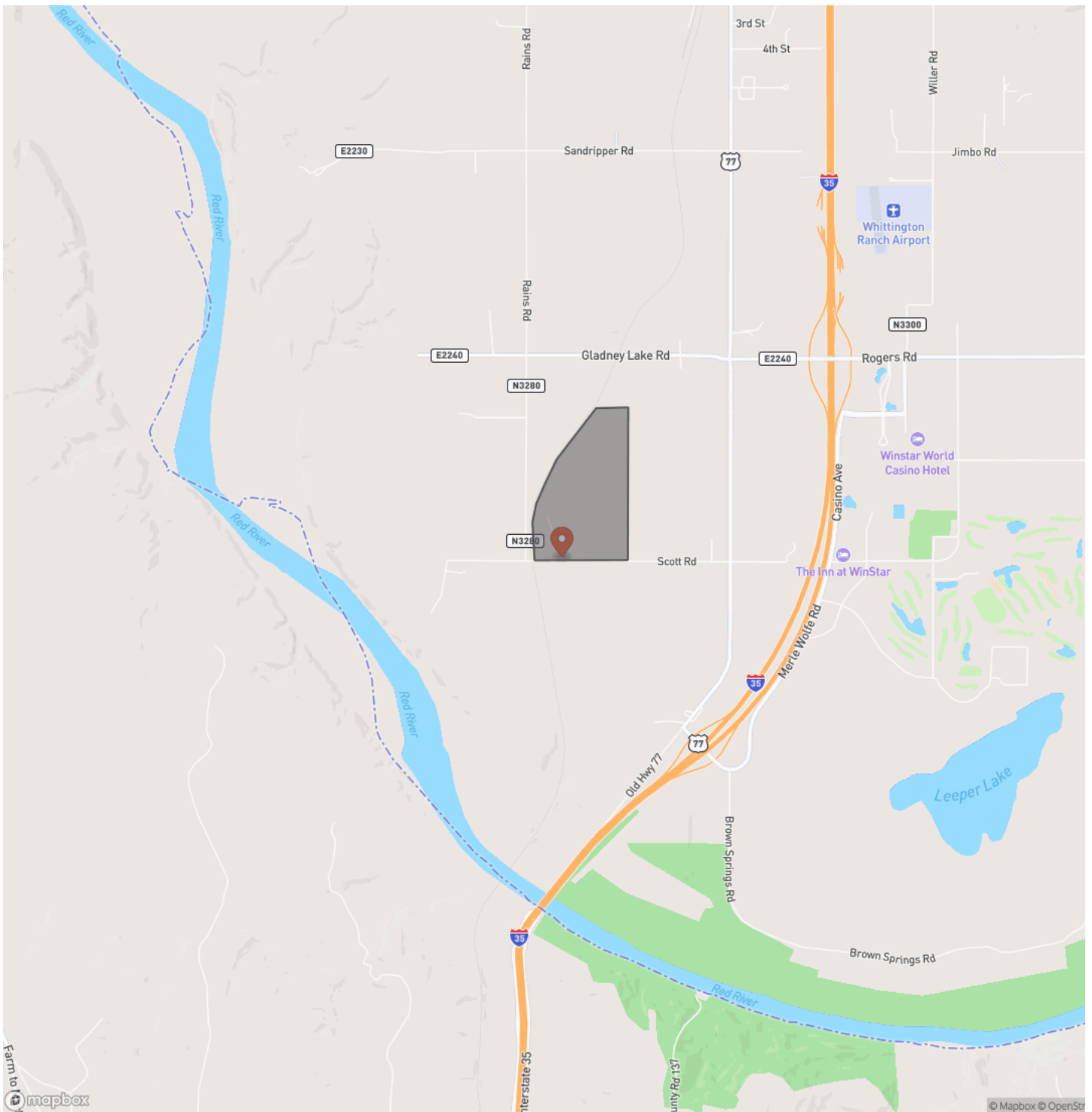
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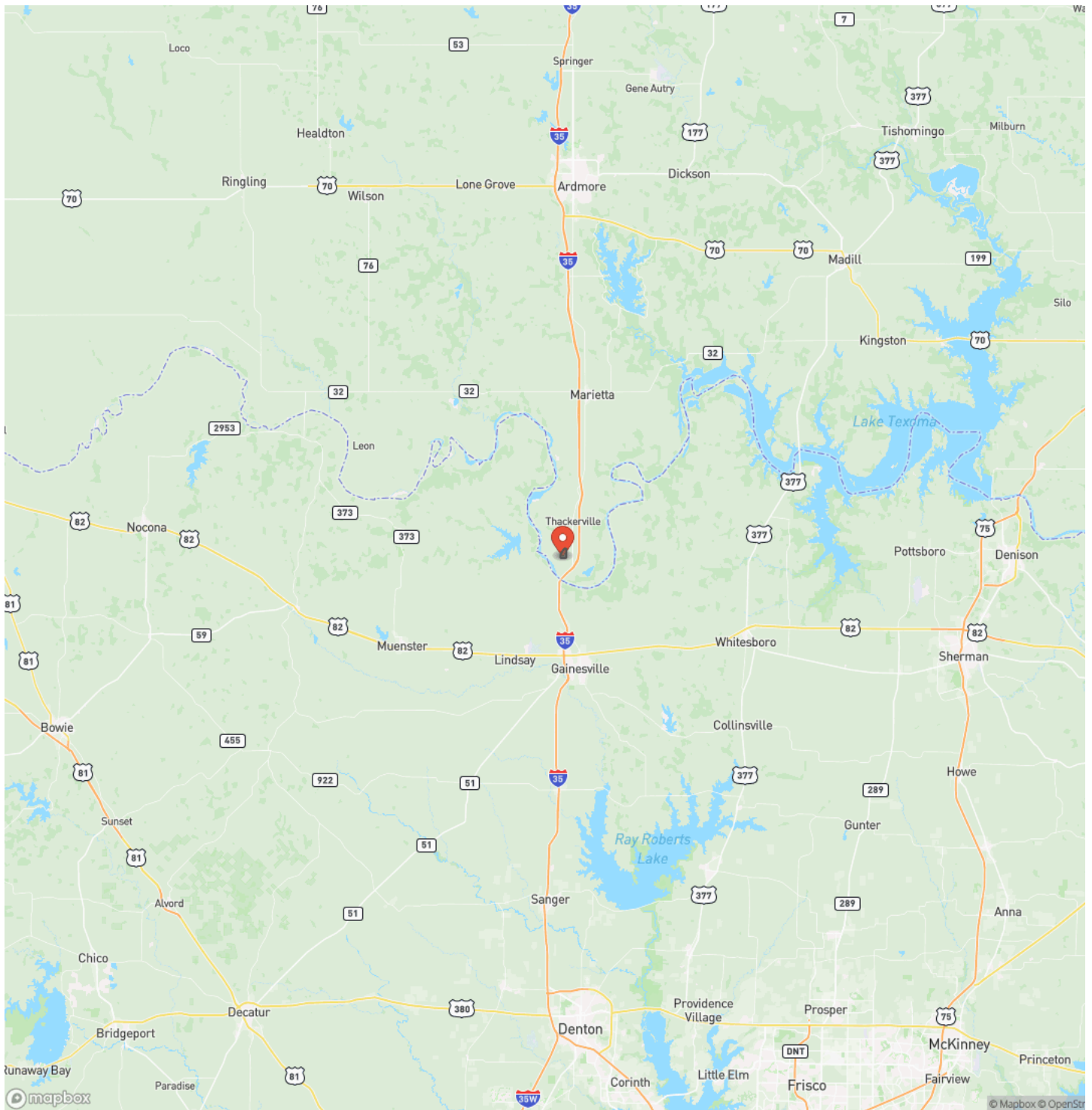
Henderson Farms
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Locator Map



Locator Map



Satellite Map



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