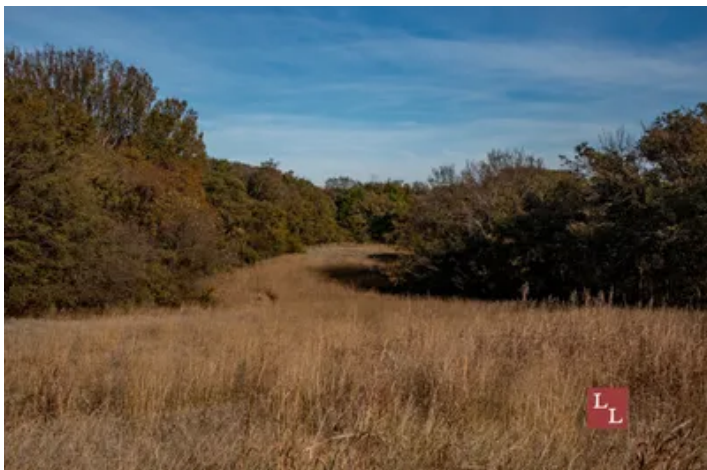


Gladney Springs  
Old Towne Road  
Thackerville, OK 73459

**\$990,000**  
66± Acres  
Love County



**Gladney Springs**  
**Thackerville, OK / Love County**

**SUMMARY**

**Address**

Old Towne Road

**City, State Zip**

Thackerville, OK 73459

**County**

Love County

**Type**

Hunting Land, Undeveloped Land, Recreational Land

**Latitude / Longitude**

33.764299 / -97.160778

**Acreage**

66

**Price**

\$990,000

**Property Website**

<https://legendary.land/property/gladney-springs/love/oklahoma/94071/>



## Gladney Springs Thackerville, OK / Love County

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### **PROPERTY DESCRIPTION**

Gladney Springs is a rare, small-acreage recreational property situated near the Red River and only a few minutes from Winstar World Casino. The property features live, flowing springs which form into a small creek that has been dammed up by beavers over the years. This has created some excellent duck hunting habitat, which can be expanded upon in the form of a small lake or multiple duck impoundments. The deer hunting is not to be overlooked with the area along the river being known for growing some huge trophy whitetails. With both bottomland, as well as upland, this unique tract has plenty of room to build a rural home or hunting cabin within an hour of DFW.

\*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 miles
- \*Thackerville - 3 miles
- \*Texas Border on I-35 - 5 miles
- \*DFW - 58 miles
- \*Oklahoma City - 125 miles

#### **Access:**

- \*3/8 of a mile of county road frontage on Old Towne Road
- \*1/8 of a mile of county road frontage on Gladney Lake Road

#### **Water:**

- \*Live springs
- \*Spring-fed creek
- \*Beaver ponds / duck sloughs
- \*Location to construct lake / duck impoundments

#### **Utilities:**

- \*Rural water along county road
- \*Electricity along county road

#### **Climate:**

- \*Approximately +/- 39 inches of annual precipitation

#### **Minerals:**

- \*Surface Rights Only

#### **Wildlife:**

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

#### **Terrain:**

- \*Gently rolling
- \*Sandy loam soils
- \*50' of elevation ranging from 730' to 780'
- \*Post oak forest
- \*Beaver ponds and cattail marsh along spring-fed creek



**Improvements:**

\*NA

**Equipment:**

\*NA

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

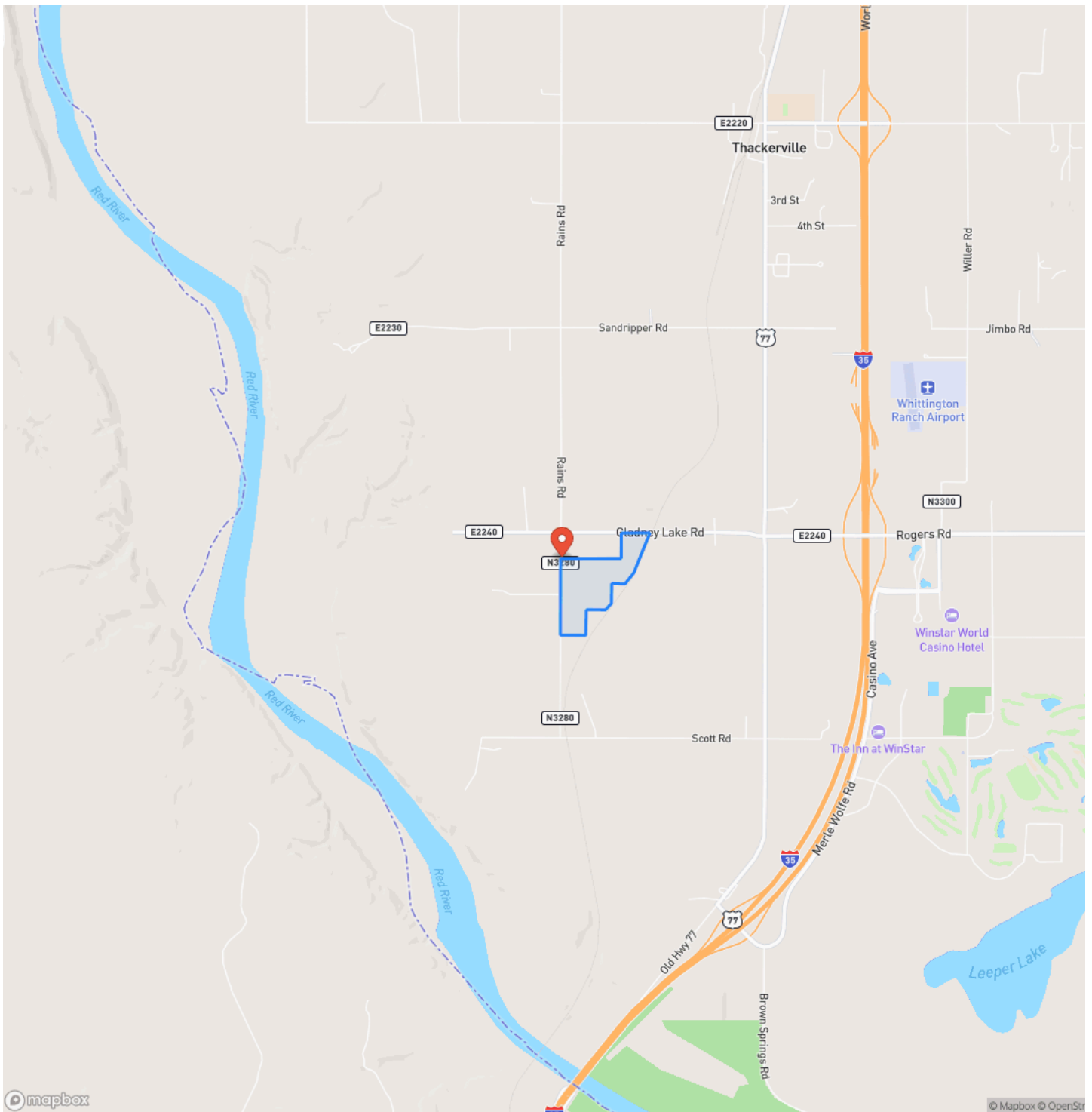
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Legendary Land Company.



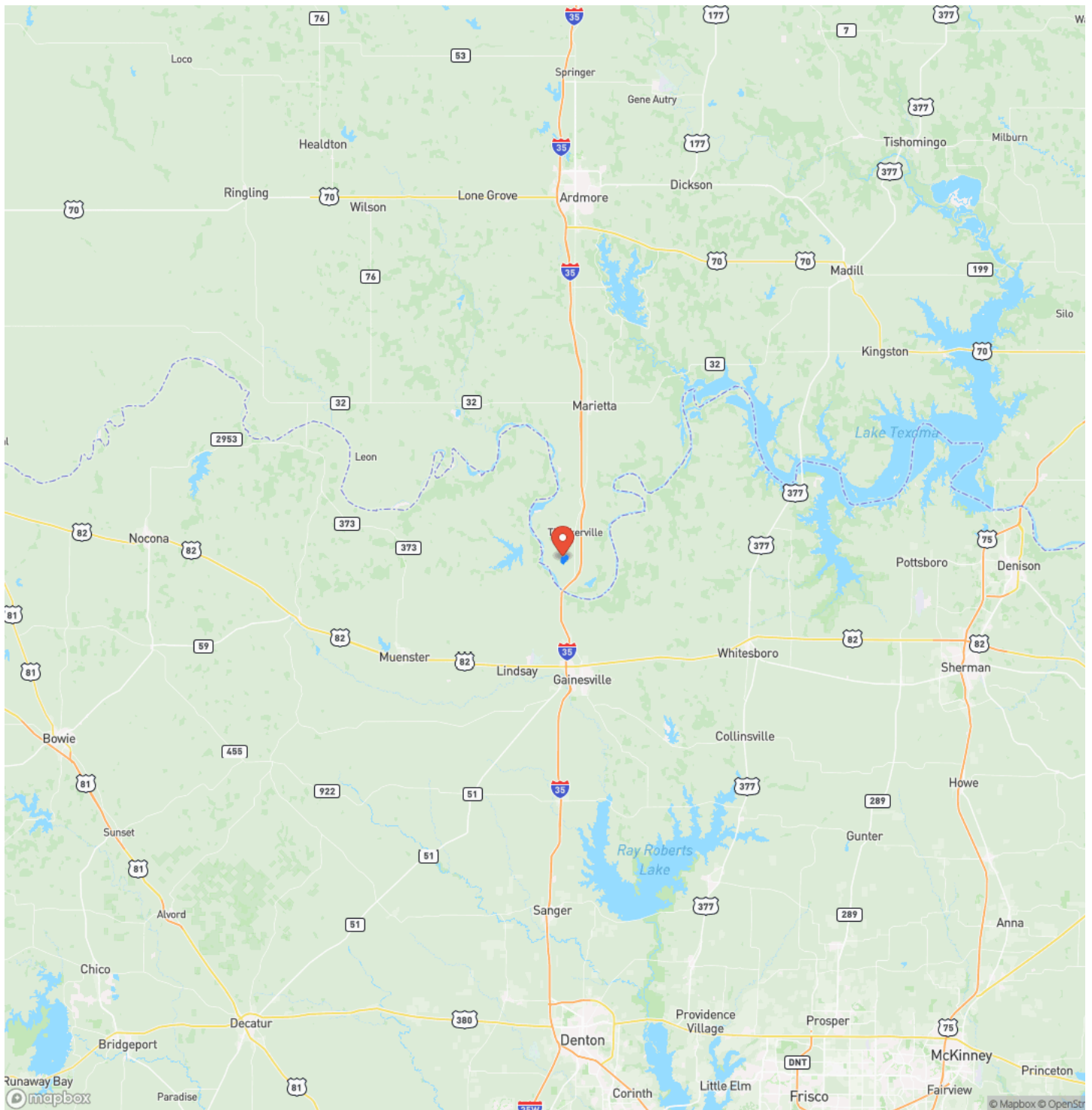
Gladney Springs  
Thackerville, OK / Love County



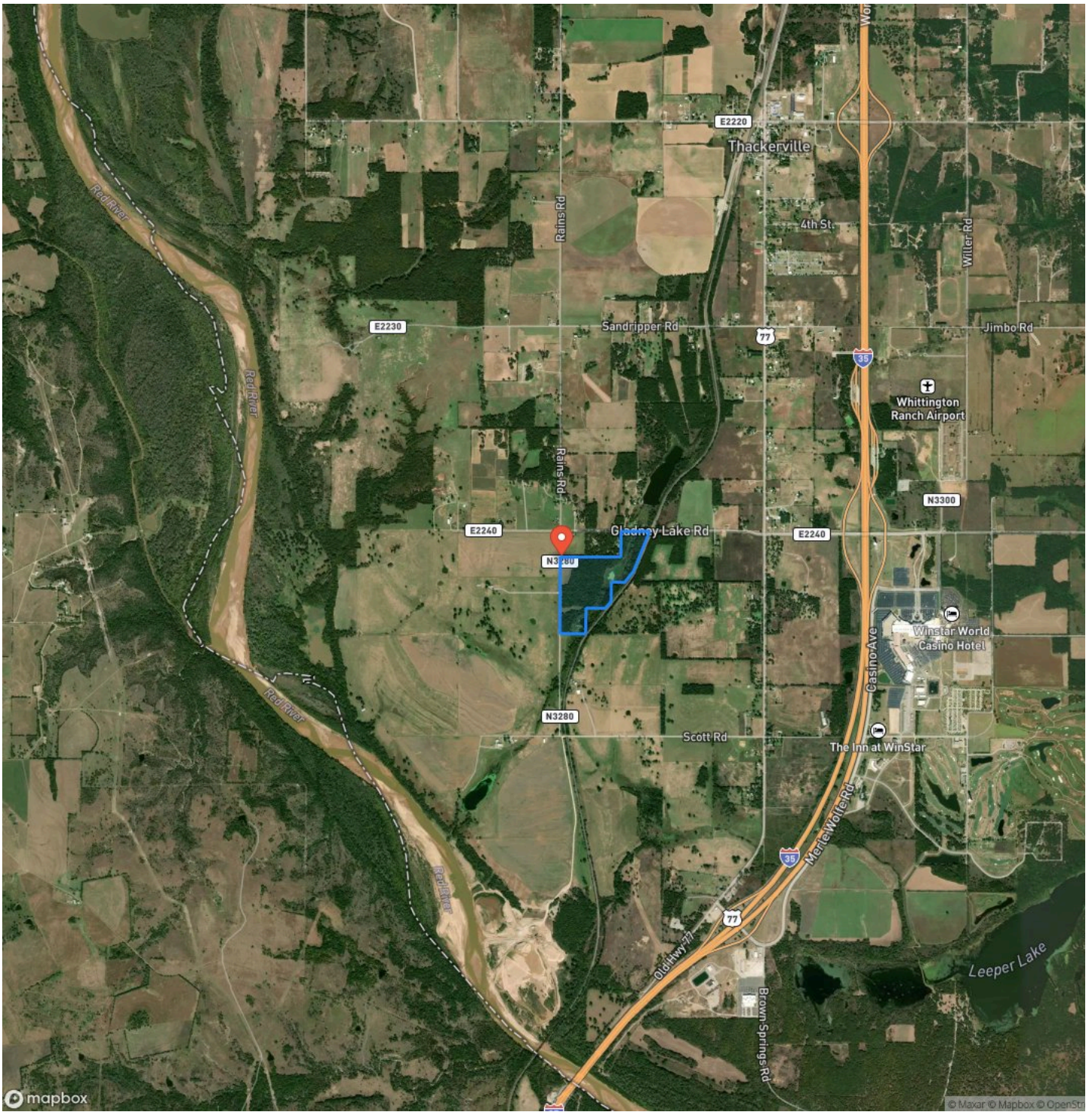
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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