

Madill Development Opportunity
18829 Bethel Rd
Madill, OK 73446

\$401,350
17.450± Acres
Marshall County



Madill Development Opportunity

Madill, OK / Marshall County

SUMMARY

Address

18829 Bethel Rd

City, State Zip

Madill, OK 73446

County

Marshall County

Type

Undeveloped Land, Commercial, Recreational Land, Lot

Latitude / Longitude

34.097918 / -96.888266

Acreage

17.450

Price

\$401,350

Property Website

<https://arrowheadlandcompany.com/property/madill-development-opportunity-marshall-oklahoma/79960/>



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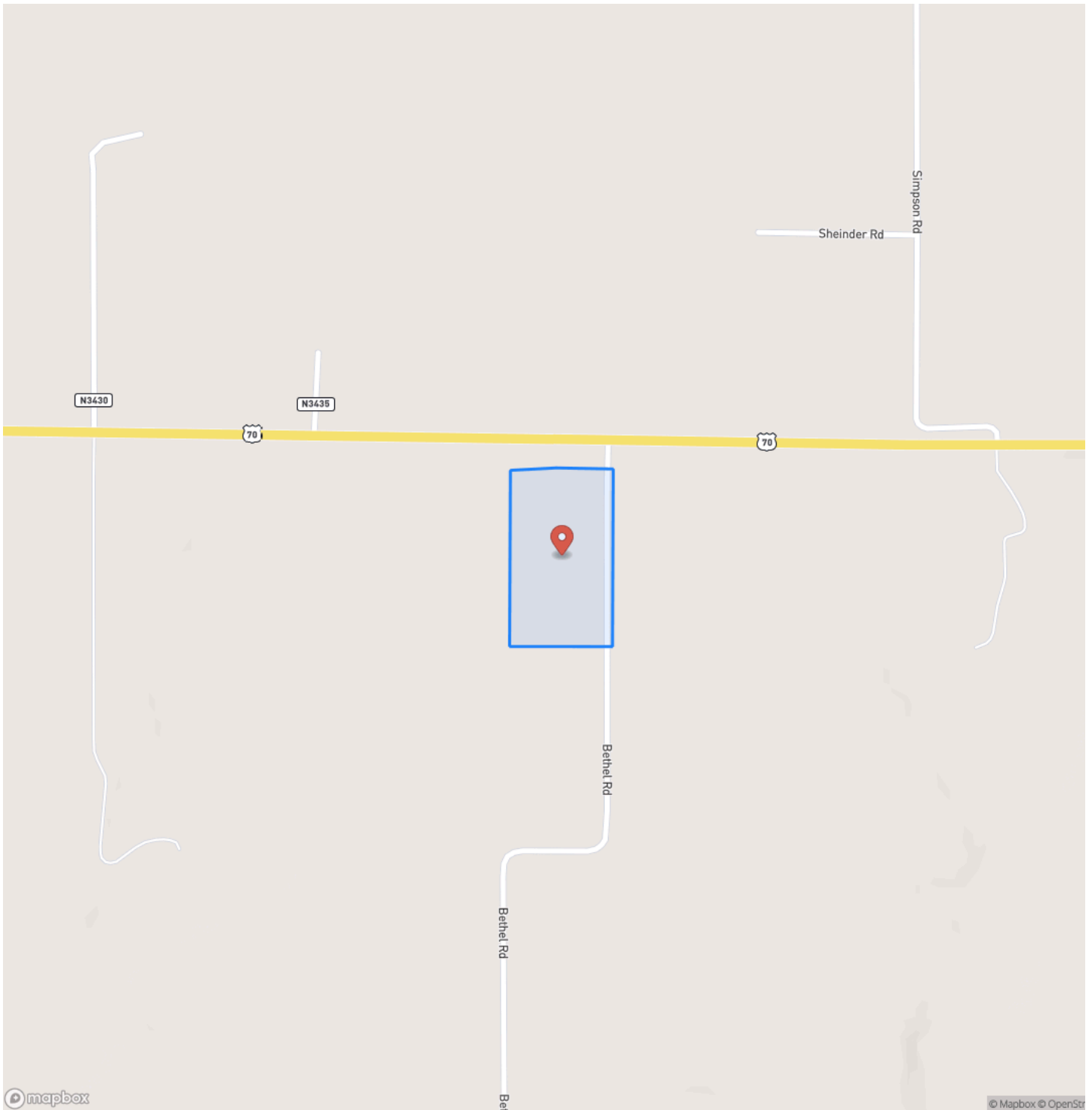
PROPERTY DESCRIPTION

This 17.45 +/- acre property in Marshall County, Oklahoma, presents an exceptional opportunity for residential use, future development, or a long-term investment. Ideally located with approximately 0.11 +/- miles of frontage on Highway 70 and 0.22 +/- miles of paved frontage on Bethel Road, the property offers excellent visibility and convenient access from two major thoroughfares. Utilities are already in place, including county water lines: a 4-inch line along Highway 70 and a 2-inch line along Bethel Road; as well as electricity and an on-site propane tank. This makes the land immediately functional and ready for a variety of uses with minimal initial infrastructure investment. The location is truly one of the property's standout features. It sits just 19.8 +/- miles from the highly anticipated Pointe Vista development in Kingston, which will feature a Hard Rock Hotel, casino, marina, golf course, Caribbean Bay lakeside oasis, and a host of additional resort amenities. The property is also centrally positioned near several nearby cities and recreational areas: just 9 +/- miles from Madill, 19 +/- miles from both Ardmore and Kingston, 12.6 +/- miles from Lake Texoma, and 11 +/- miles from Lake Murray. For those commuting or looking for access to larger metro areas, Oklahoma City and DFW are both less than 2 hours away. Whether you're envisioning a private homestead, a multi-lot subdivision, or a land investment in a growing area, this property offers a rare combination of rural charm, urban proximity, and development potential. Don't miss the chance to own acreage in one of southern Oklahoma's most promising and scenic regions. Boundary lines in photos are approximate. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Joe Marzahl at [\(469\) 596-9016](tel:4695969016).

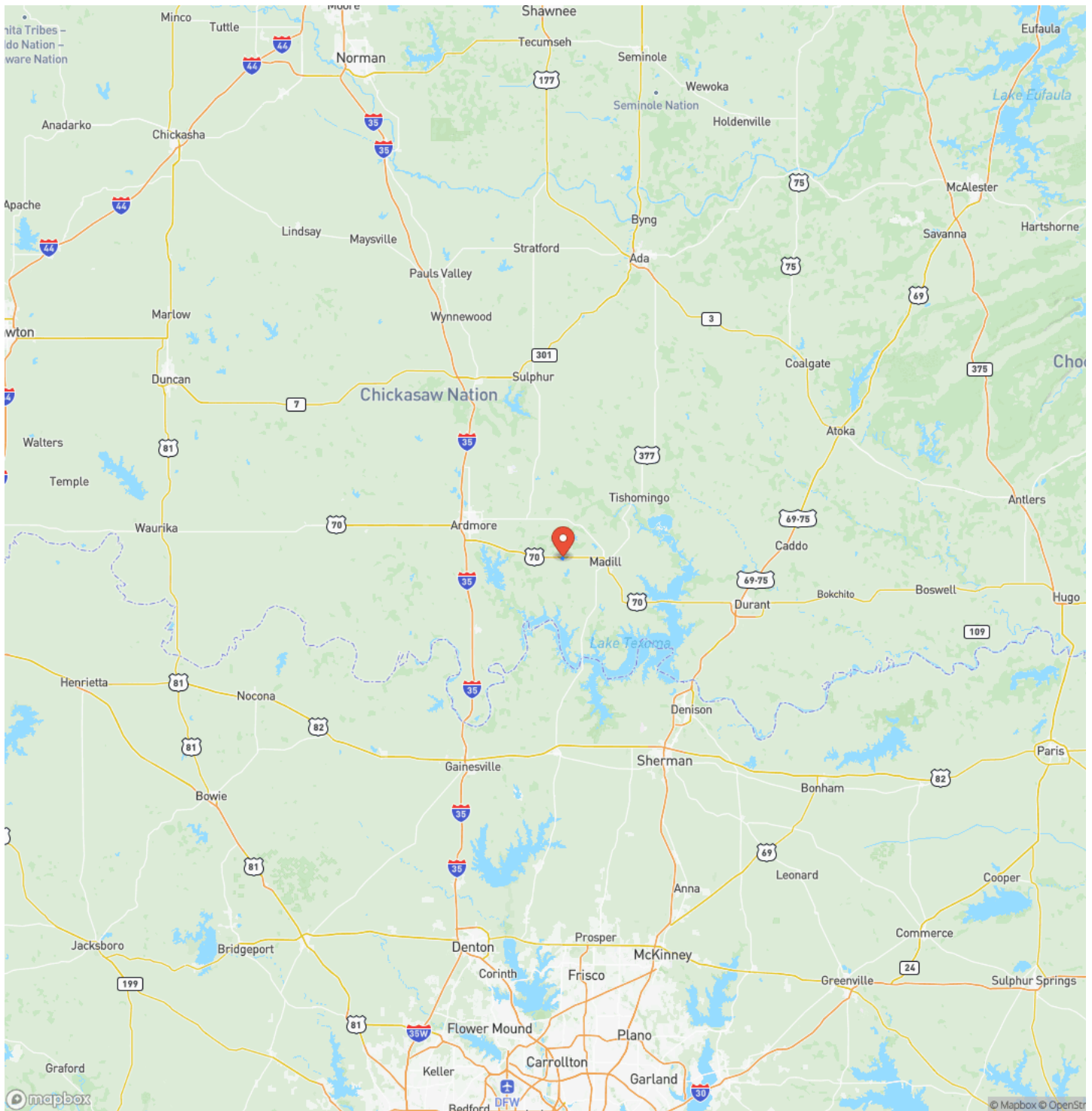
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Locator Map



Locator Map



Satellite Map



Madill Development Opportunity

Madill, OK / Marshall County

LISTING REPRESENTATIVE

For more information contact:



Representative

Joe Marzahl

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Address

City / State / Zip

NOTES



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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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