

Mountain View Ranch
24487 W Highway 70
Madill, OK 73446

\$3,437,500
275± Acres
Marshall County



Mountain View Ranch
Madill, OK / Marshall County

SUMMARY

Address

24487 W Highway 70

City, State Zip

Madill, OK 73446

County

Marshall County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

34.095377 / -96.955254

Acreage

275

Price

\$3,437,500

Property Website

<https://arrowheadlandcompany.com/property/mountain-view-ranch-marshall-oklahoma/80115/>

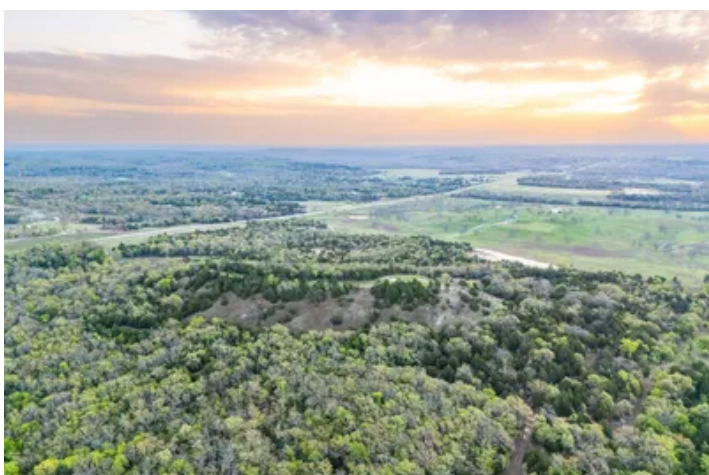


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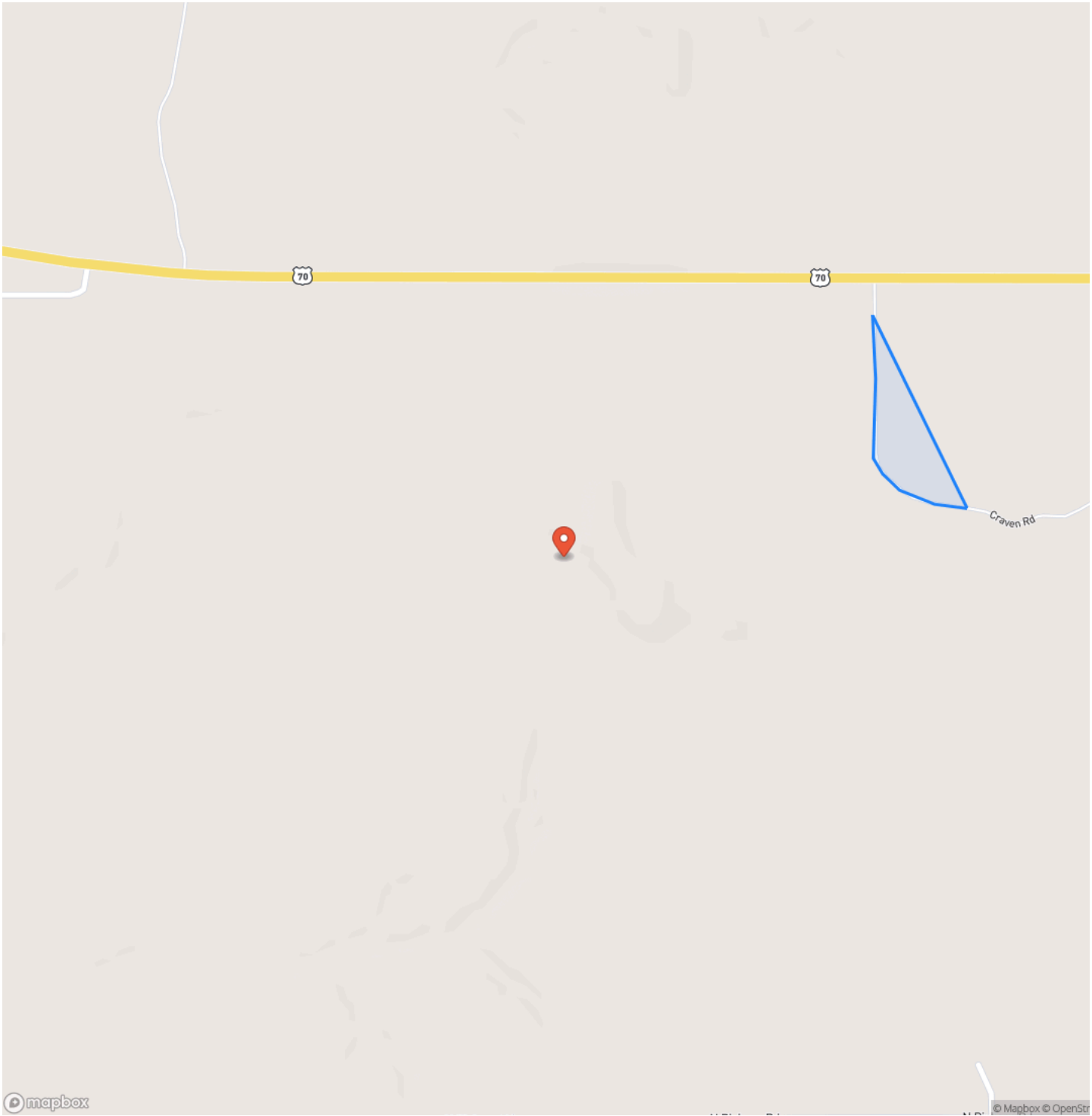
PROPERTY DESCRIPTION

Welcome to Mountain View Ranch, 275 +/- acres of prime Oklahoma land offering unmatched views, ideal location, and exceptional potential for residential, recreational, or investment use. Located in Marshall County with 0.72 miles of frontage on HWY 70 and two gated entrances, the property features a beautiful blend of open pasture and mature hardwoods! Also, there are four ponds, and well-maintained gravel roads and trails throughout. Utilities are in place with county water and electric available along the highway, making it easy to envision your dream being built here. At the heart of the ranch sits a cleared homesite at 960 feet elevation, delivering 10 +/- mile panoramic views, including stunning vistas of Lake Texoma; one can argue the best in the county. This land also offers excellent deer hunting, making it perfect for a weekend retreat or cabin getaway. Located just 11.2 +/- miles from Lake Texoma, 7.2 +/- miles from Lake Murray, and 23.7 +/- miles from the new Pointe Vista Hard Rock development, you're surrounded by major attractions while still less than 2 hours from Dallas and Oklahoma City. Whether you're building your forever home, a hunting lodge, or seeking a strategic land investment, this property checks every box! All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Joe Marzahl at [\(469\) 596-9016](tel:4695969016).

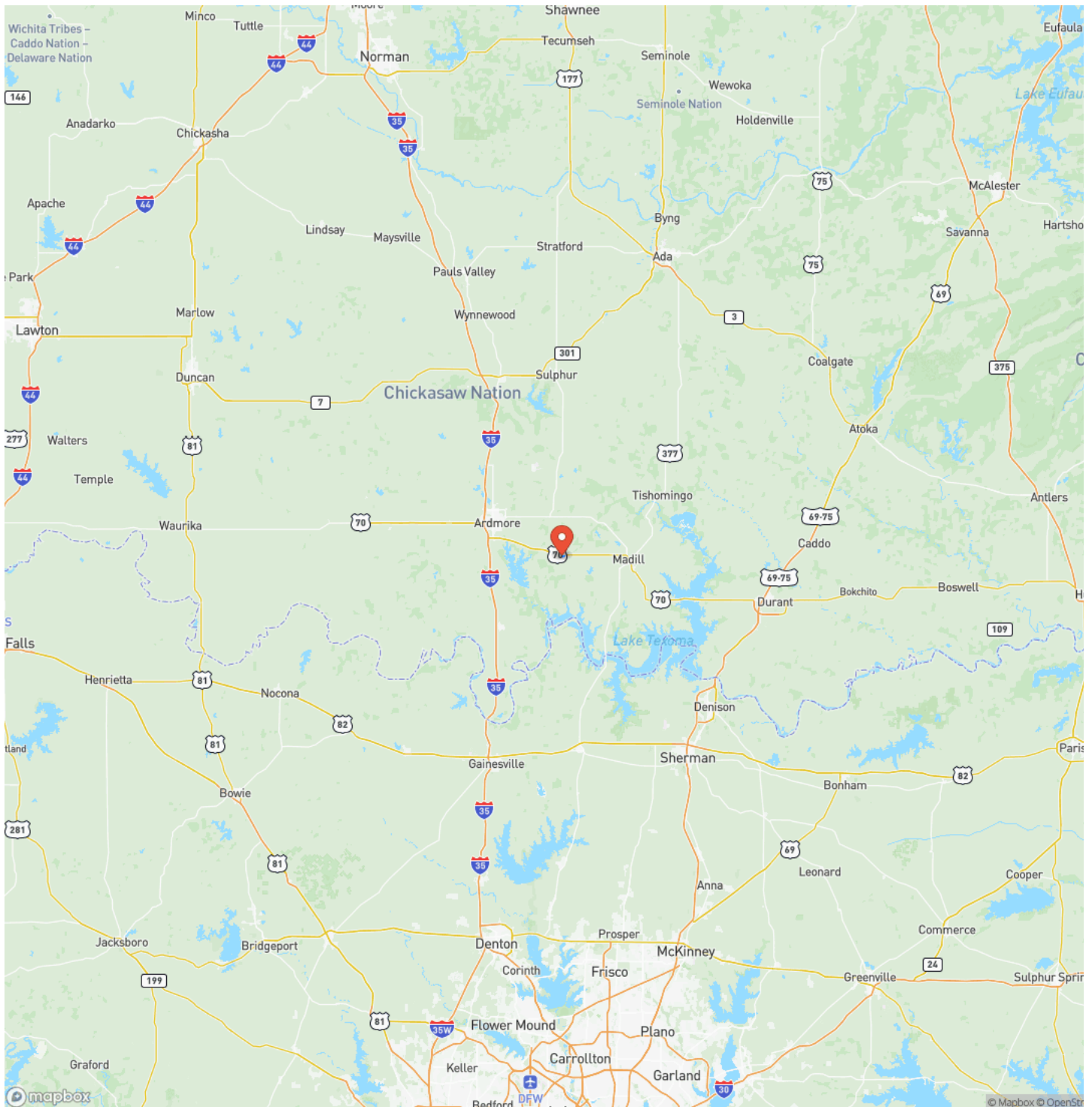
Mountain View Ranch
Madill, OK / Marshall County



Locator Map



Locator Map



Satellite Map



Mountain View Ranch
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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