

McMillian Road Ranch
McMillan Rd
Madill, OK 73446

\$975,000
150± Acres
Marshall County



McMillian Road Ranch
Madill, OK / Marshall County

SUMMARY

Address

McMillan Rd

City, State Zip

Madill, OK 73446

County

Marshall County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.080489 / -96.946555

Acreage

150

Price

\$975,000

Property Website

<https://arrowheadlandcompany.com/property/mcmillian-road-ranch-marshall-oklahoma/79953/>



McMillian Road Ranch Madill, OK / Marshall County

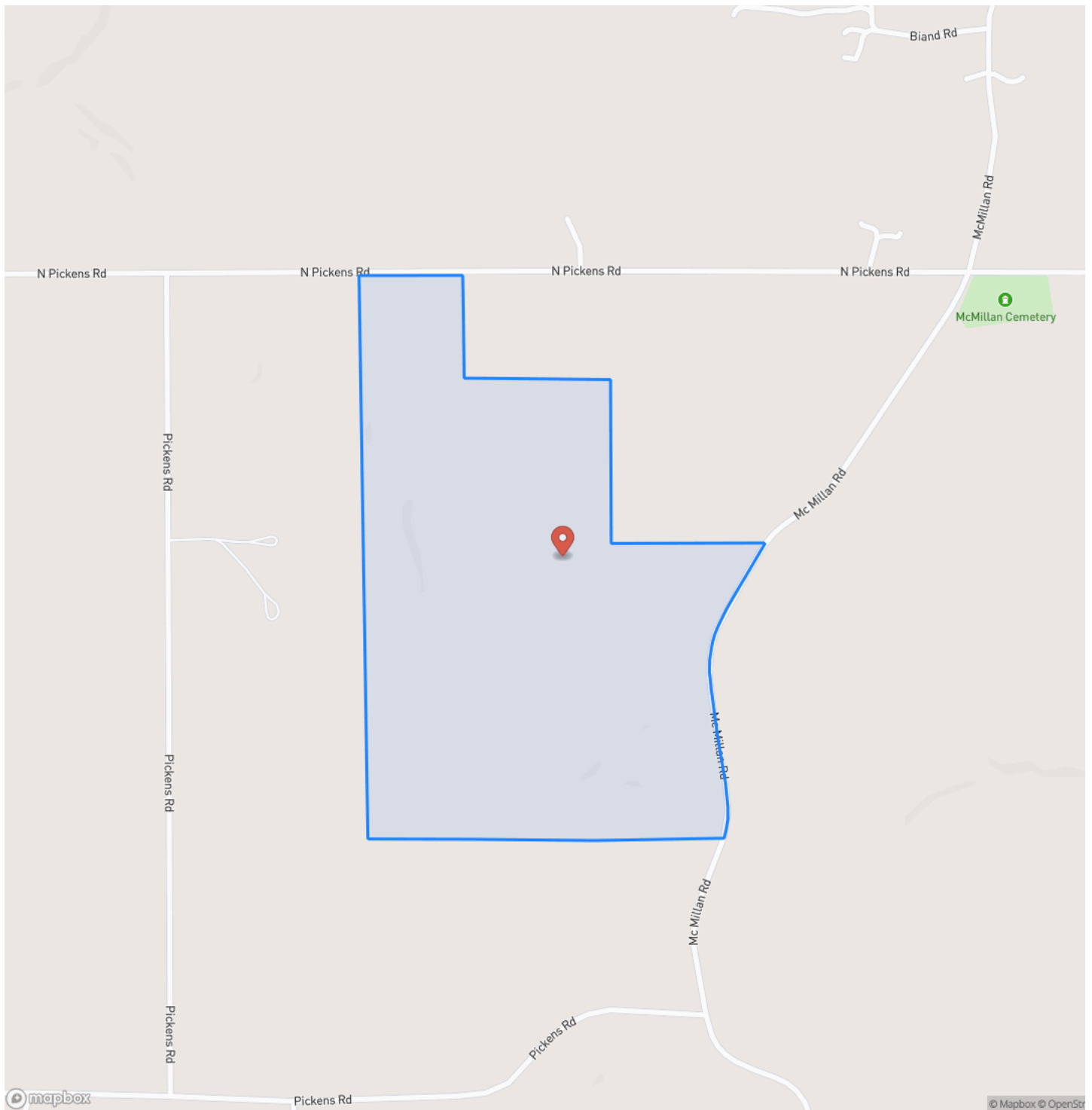
PROPERTY DESCRIPTION

Welcome to McMillian Road Ranch, a prime 150 +/- acre recreational property located in Marshall County, Oklahoma! The ranch features 0.38 +/- miles of paved frontage along McMillian Road and 0.14 +/- miles of gravel frontage on N. Pickens Road, providing excellent access and multiple potential gated entry points. The property showcases a scenic blend of open pasture and mature hardwoods, along with four ponds and a seasonal creek, making this a very diverse property. Utilities are conveniently located nearby, with a 2-inch county water line a short distance away along McMillian Road and electricity across the street, offering ease for future builds or development. This property supports a wide range of possibilities, from private homesites or cabins, to recreational retreats or a long-term land investment. The area is also known for its excellent deer hunting, making it ideal for a weekend escape or hunting lodge setup. McMillian Road Ranch is perfectly situated just 8 +/- miles from Lake Texoma, 7.2 +/- miles from Lake Murray, and 10.6 +/- miles from Madill. It's also only 24± miles from the upcoming Pointe Vista Hard Rock development in Kingston—all within a two-hour drive of DFW and Oklahoma City. 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)

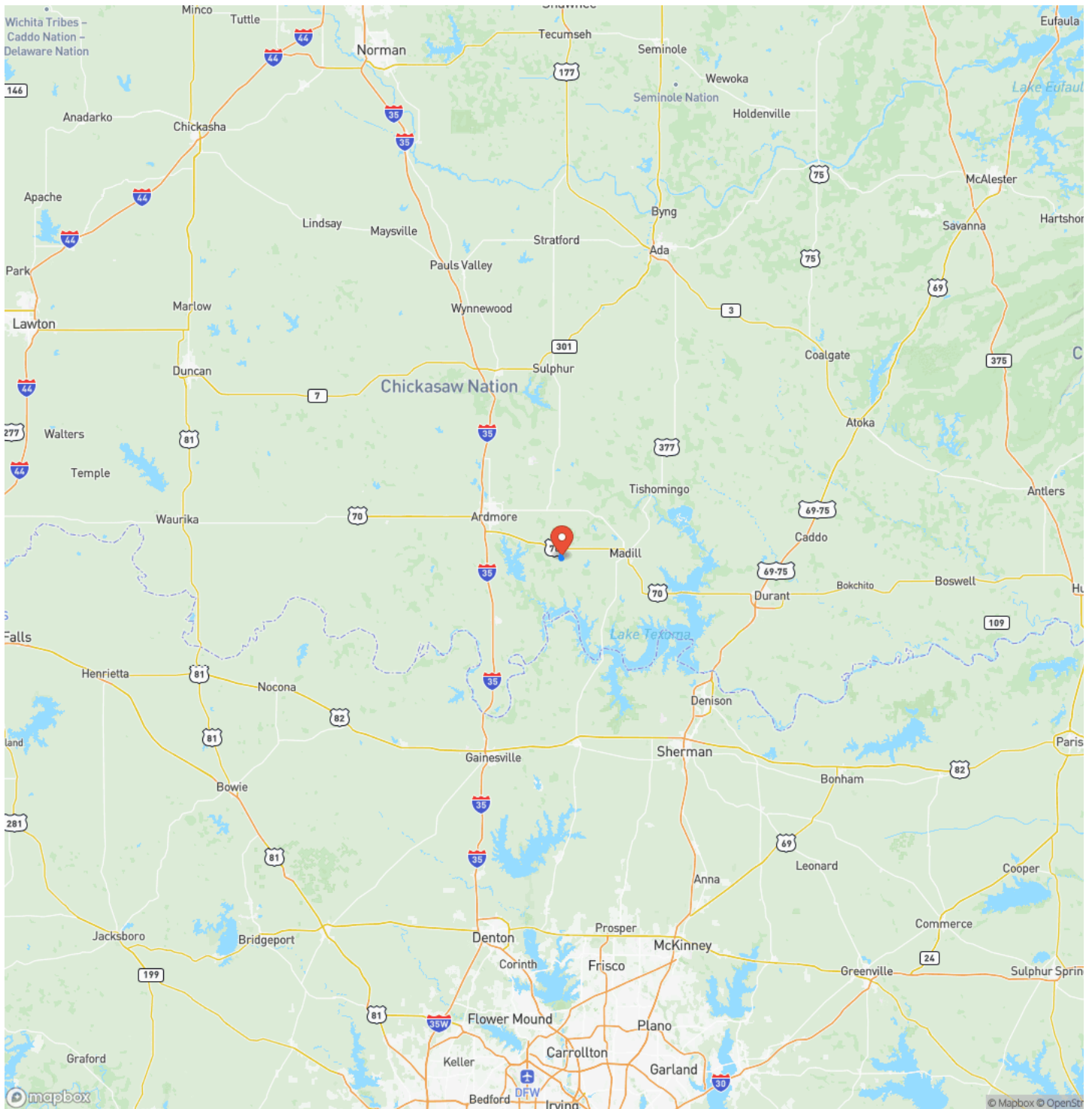
McMillian Road Ranch
Madill, OK / Marshall County



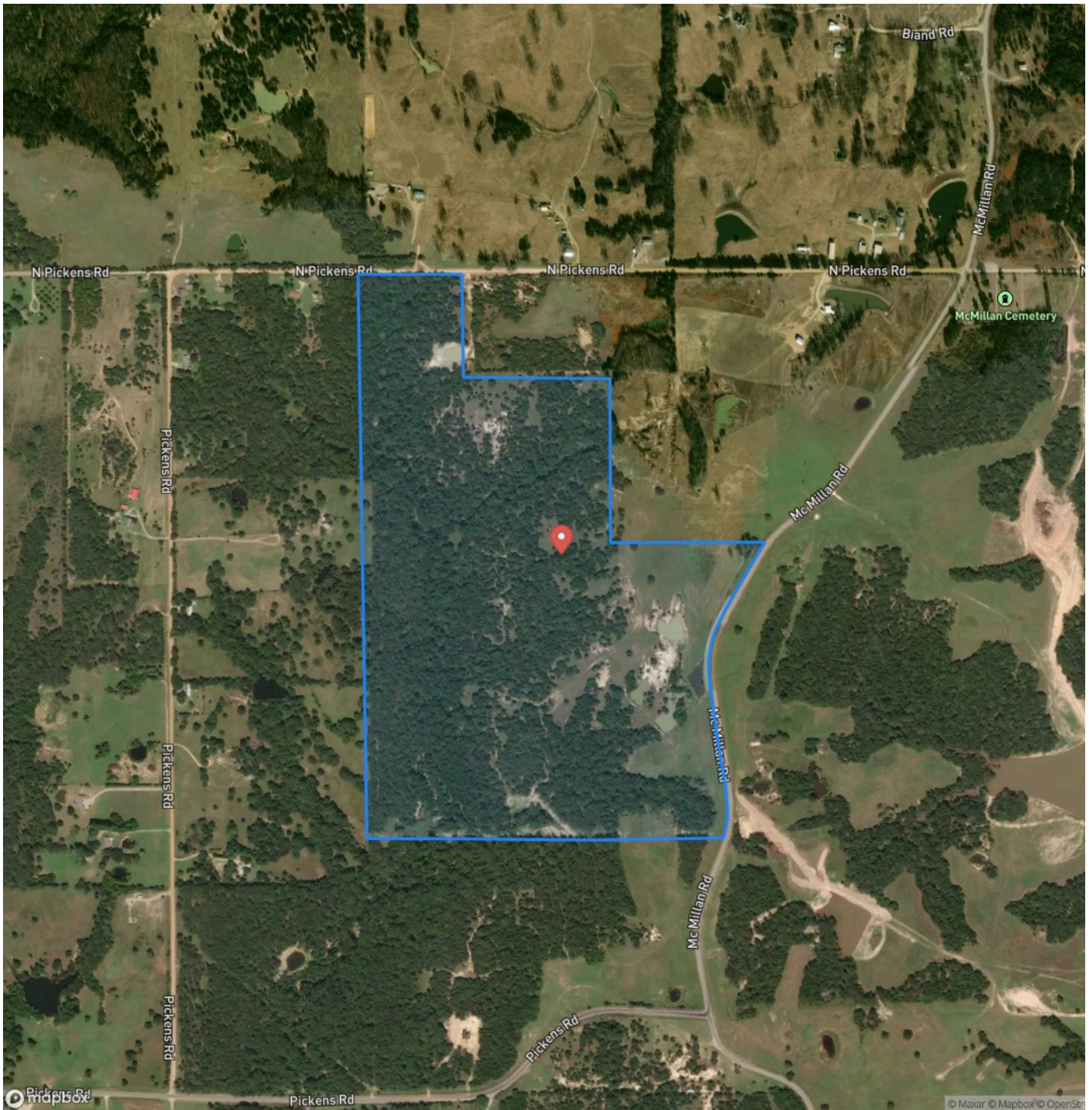
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Joe Marzahl

Mobile

(469) 596-9016

Office

(833) 873-2452

Email

joe.marzahl@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

www.arrowheadlandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

