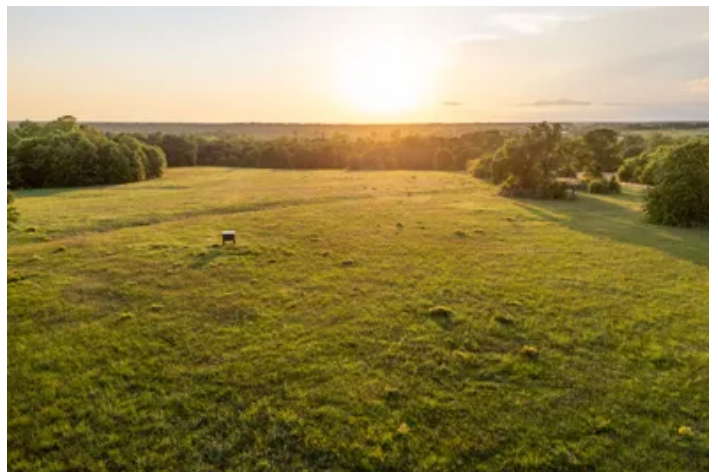


Lake Country Ranch
24487 W Highway 70
Madill, OK 73446

\$807,500
95± Acres
Marshall County



**Lake Country Ranch
Madill, OK / Marshall County**

SUMMARY

Address

24487 W Highway 70

City, State Zip

Madill, OK 73446

County

Marshall County

Type

Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

34.0952 / -96.9594

Acreage

95

Price

\$807,500

Property Website

<https://arrowheadlandcompany.com/property/lake-country-ranch-marshall-oklahoma/104060/>



Lake Country Ranch Madill, OK / Marshall County

PROPERTY DESCRIPTION

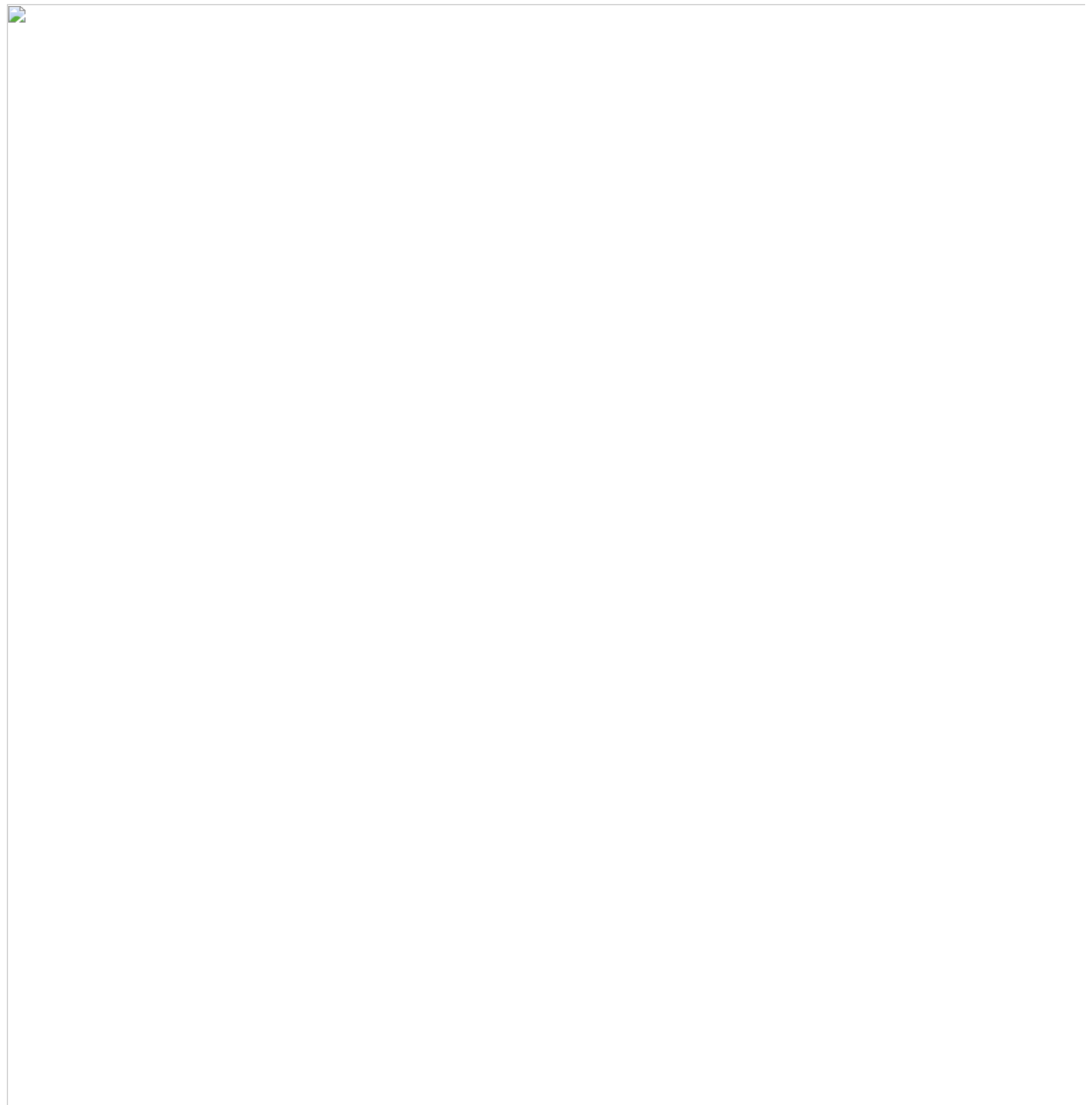
Come take a look at this opportunity to own Lake Country Ranch, a beautiful property with endless opportunities right off Highway 70! This 95 +/- acres of prime Oklahoma land offers exceptional potential for recreational, residential, or investment use in an ideal location. Located in Marshall County with 0.18 +/- miles of frontage on HWY 70 with a gated entrance, Lake Country Ranch features a beautiful blend of open pasture and mature hardwoods! Also, there is one pond, 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. 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, Lake Country Ranch 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). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries



Lake Country Ranch
Madill, OK / Marshall County



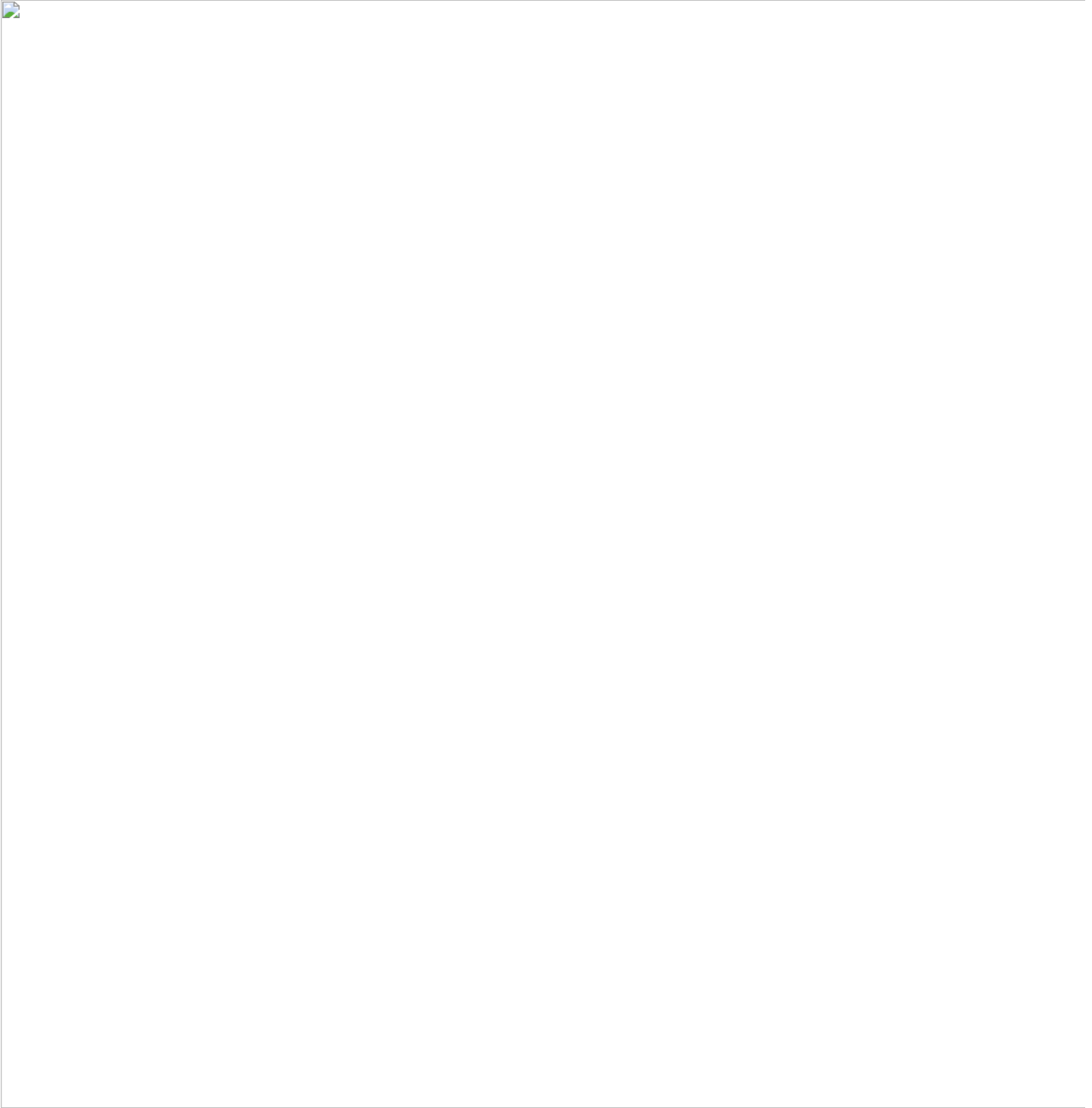
Locator Map



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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