

7-Ranch Getaways
18773 Weaverton Rd
Madill, OK 73446

\$1,950,000
130± Acres
Marshall County



7-Ranch Getaways
Madill, OK / Marshall County

SUMMARY

Address

18773 Weaverton Rd

City, State Zip

Madill, OK 73446

County

Marshall County

Type

Farms, Hunting Land, Ranches, Recreational Land, Business Opportunity

Latitude / Longitude

34.0496 / -96.8606

Acreage

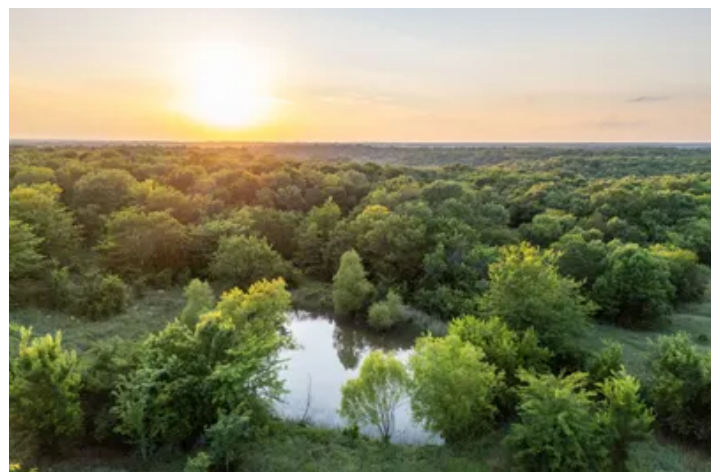
130

Price

\$1,950,000

Property Website

<https://arrowheadlandcompany.com/property/7-ranch-getaways-marshall-oklahoma/108590/>



7-Ranch Getaways Madill, OK / Marshall County

PROPERTY DESCRIPTION

7-Ranch Getaways | 130± Acres | Marshall County, Oklahoma

Some properties ask you to choose between income and lifestyle. This one doesn't.

7-Ranch Getaways is a fully operational glamping resort and recreational property spanning 130± acres in the heart of southern Oklahoma's most sought-after lake country. It generates six-figures of revenue annually and is ready for a new owner to step in without missing a beat.

The Business:

Three distinctive accommodations sit on the front portion of the ranch, each designed to give guests a genuine escape: two geodesic domes, each with a bed, private bath, kitchen, outdoor shower, and grilling area; and a mirror cabin, the crown jewel of the operation, featuring a bed, kitchenette, indoor bath, and modern finishes that consistently earn top marks from guests. The business transfers completely turnkey: website, direct booking platform, dynamic pricing software, established cleaning crew, and a social media following of more than 12,000. Guests arrive through an electric gated entrance into a clean, well-curated setup that reflects a hospitality operation run with intention.

The Property:

Behind the resort, the property opens into something different. Timbered terrain with rolling elevation changes, three established food plots, two ponds, and ATV/hiking trails wind through the back acreage. Quality deer, hogs, dove, and other game move through regularly. Supporting infrastructure is already in place: a metal barn, storm shelter, water well with lines servicing multiple areas of the property, county water along the road, and multiple electrical service points throughout.

The Location:

Positioned approximately 15 minutes from both Lake Texoma and Lake Murray, 23 minutes from the upcoming Pointe Vista resort/development, 1 hour 45 minutes from Dallas, and 2 hours from Oklahoma City, this is one of the most accessible recreational corridors in the region, and demand for getaway properties here continues to build.

The Opportunity:

A proven income stream. A turnkey hospitality operation. 130± acres of timber, ponds, and hunting ground. And a location that draws guests from two major metros. Properties with this combination of operating business, quality improvements, and recreational acreage rarely reach the market.

The seller is a licensed real estate agent and the listing agent for this property. 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).

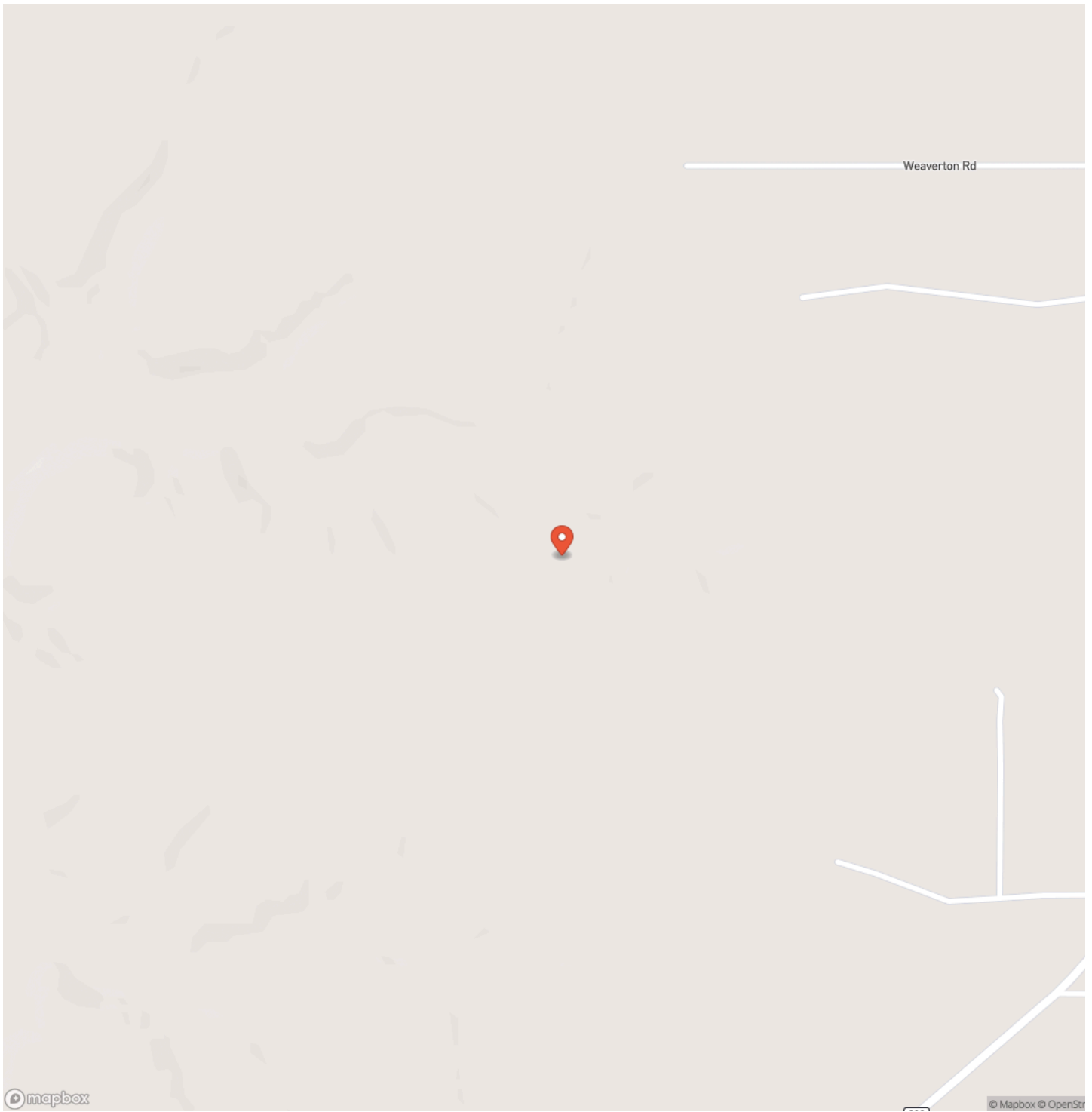
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



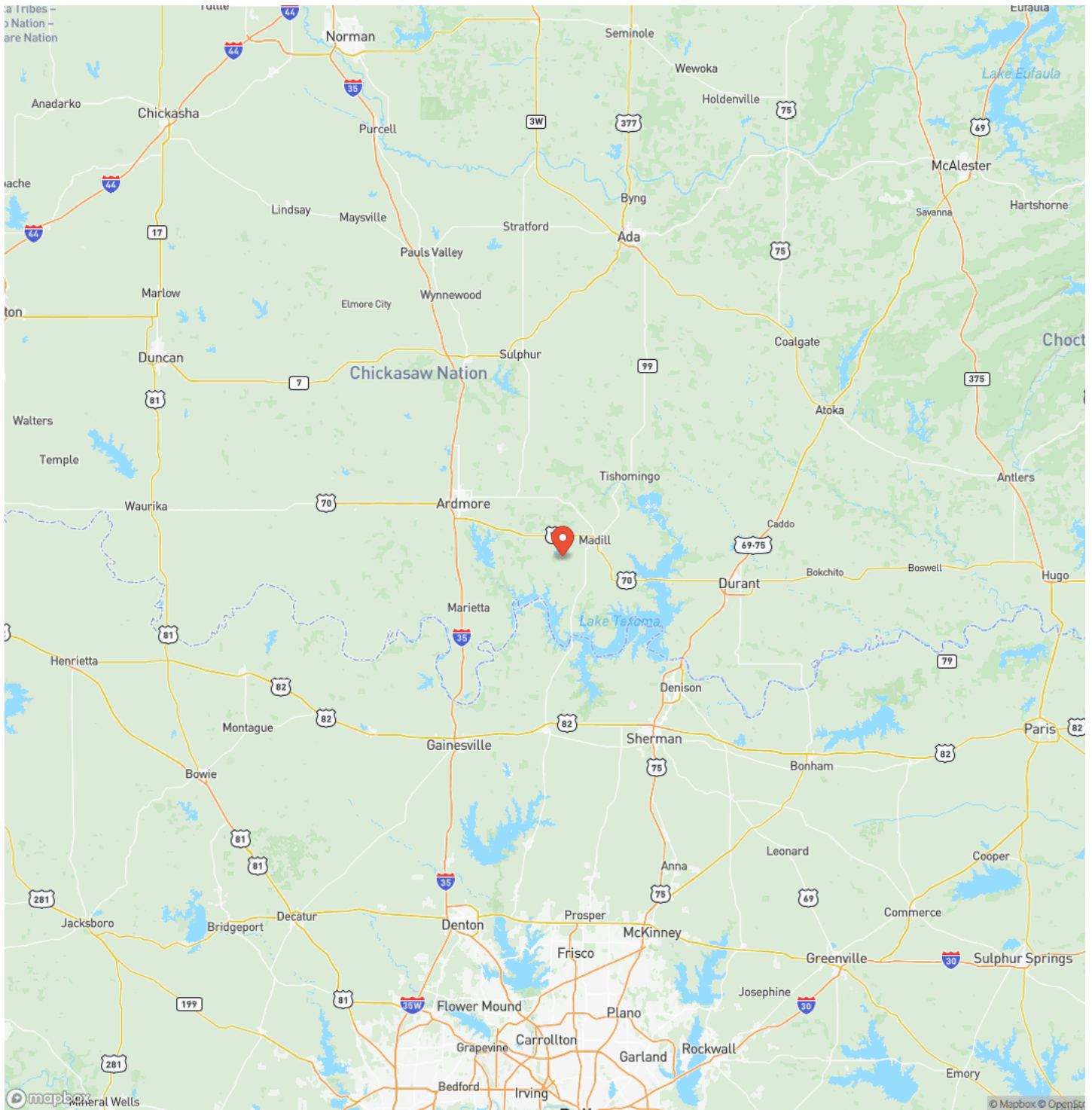
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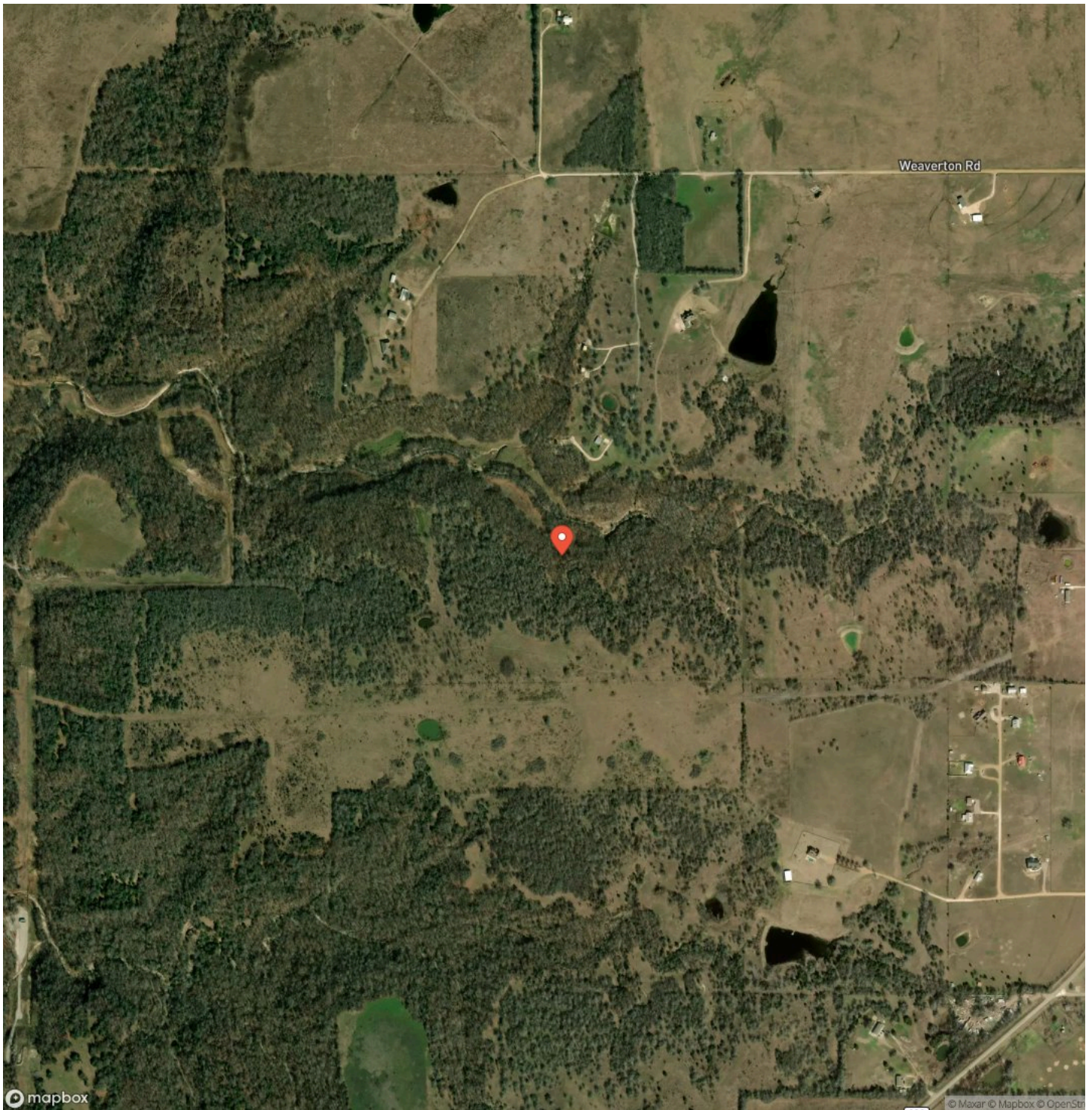
Locator Map



Locator Map



Satellite Map



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