

Tract 2 Mountain View Ranch
24487 W Highway 70
Madill, OK 73446

\$1,187,500
95± Acres
Marshall County



Tract 2 Mountain View 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

34.096274 / -96.960076

Acreage

95

Price

\$1,187,500

Property Website

<https://arrowheadlandcompany.com/property/tract-2-mountain-view-ranch-marshall-oklahoma/79951/>



Tract 2 Mountain View Ranch Madill, OK / Marshall County

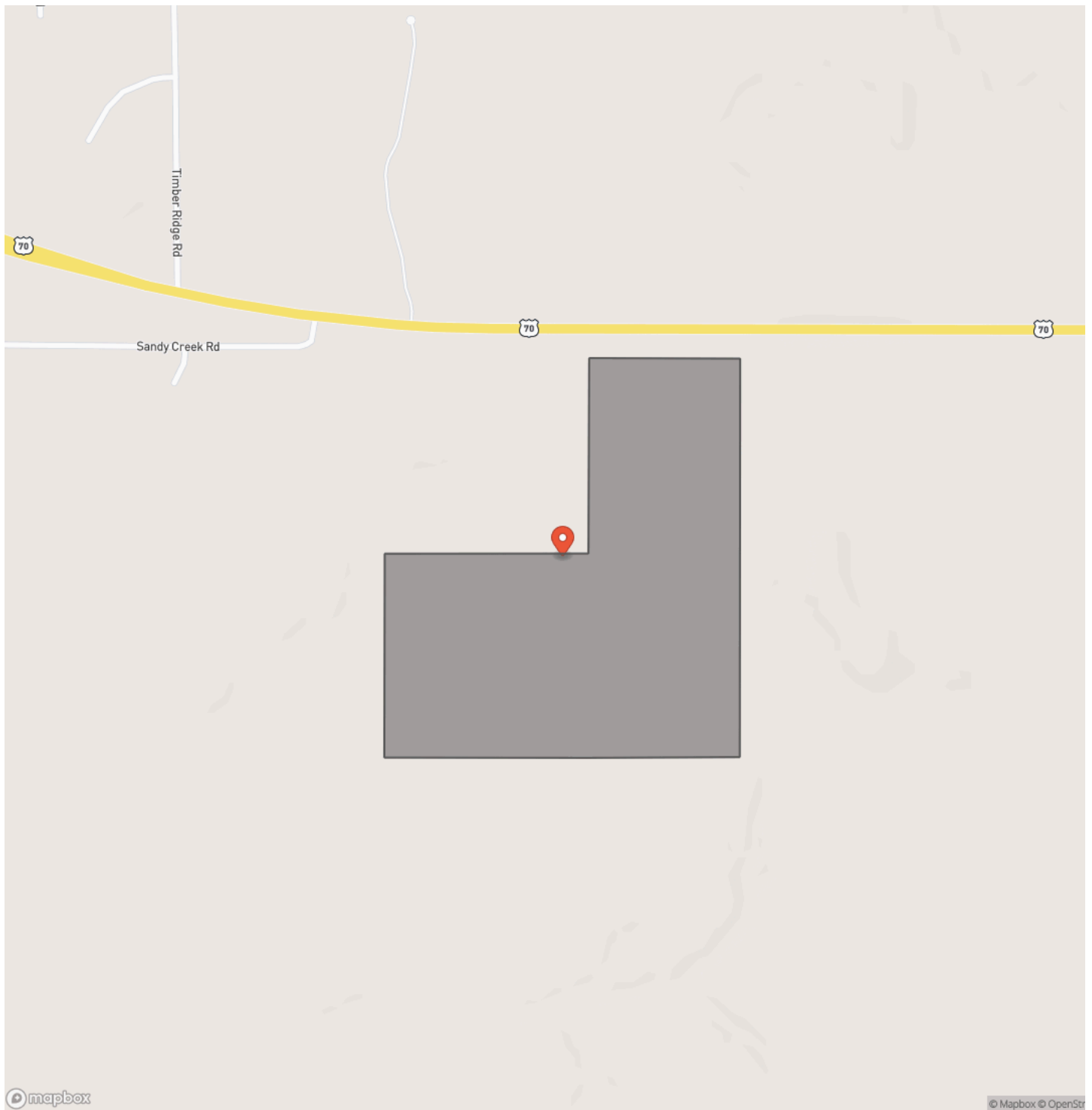
PROPERTY DESCRIPTION

Welcome to Tract 2, the western portion of Mountain View Ranch! This 95 +/- acres of prime Oklahoma land offers exceptional potential for residential, recreational, or investment use in an ideal location. Located in Marshall County with 0.18 +/- miles of frontage on HWY 70 with a gated entrance, the property 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, 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:(469)596-9016).

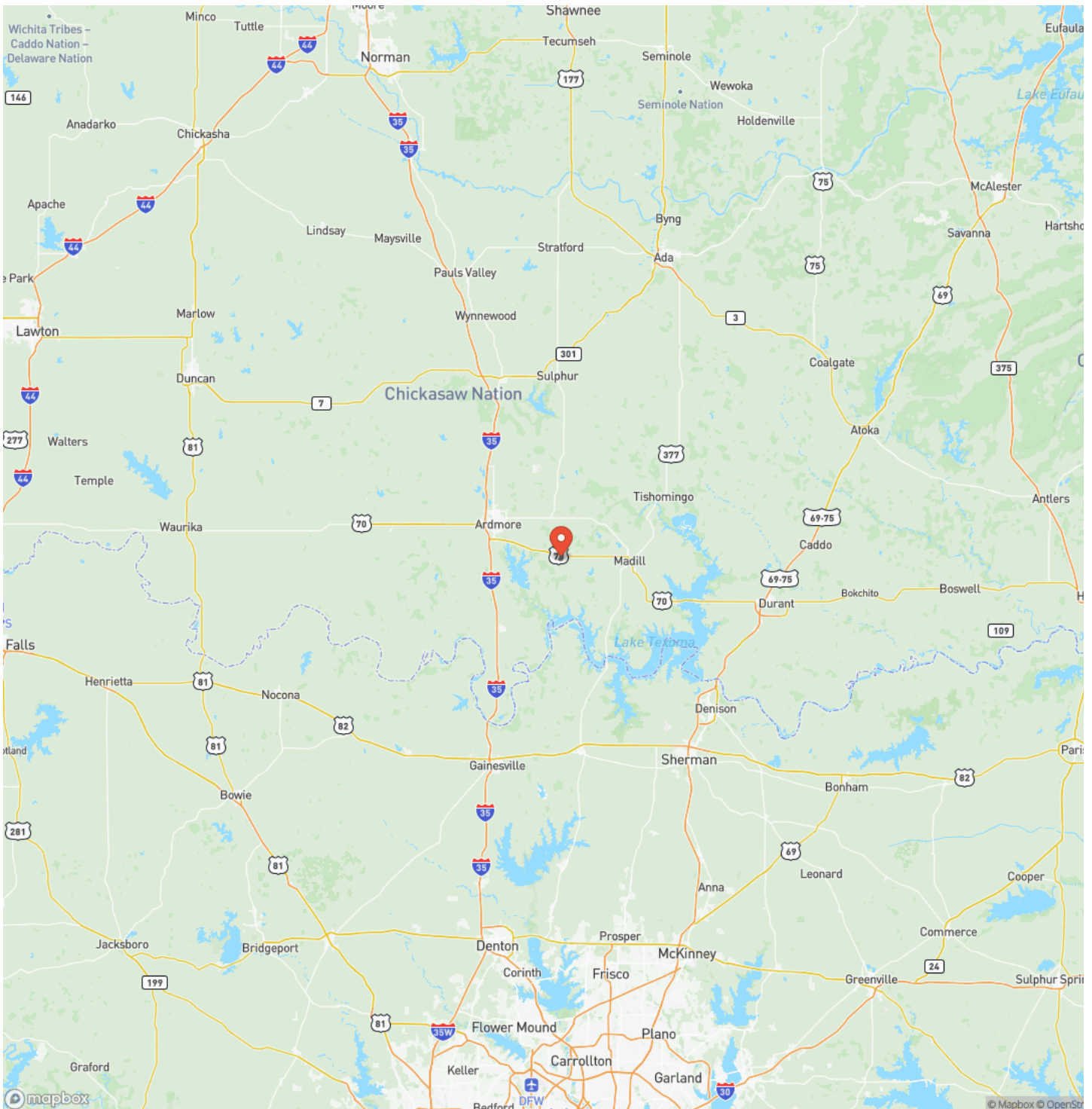
**Tract 2 Mountain View Ranch
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Locator Map



Locator Map



Satellite Map



**Tract 2 Mountain View Ranch
Madill, OK / Marshall County**

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



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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

