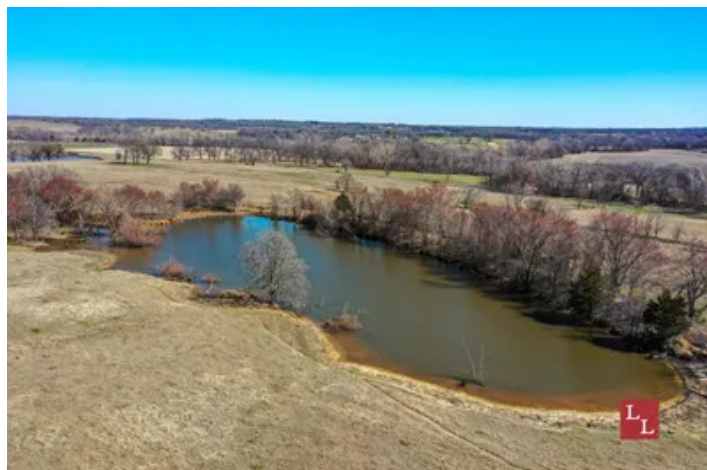


Hauani Valley Ranch
22500 Coyote Road
Madill, OK 73446

200± Acres
Marshall County



Hauani Valley Ranch
Madill, OK / Marshall County

SUMMARY

Address

22500 Coyote Road

City, State Zip

Madill, OK 73446

County

Marshall County

Type

Recreational Land, Horse Property, Ranches, Farms

Latitude / Longitude

34.041931 / -96.92653

Dwelling Square Feet

1360

Bedrooms / Bathrooms

3 / 2

Acreage

200

Property Website

<https://legendary.land/property/hauani-valley-ranch-marshall-oklahoma/75745/>



Hauani Valley Ranch Madill, OK / Marshall County

PROPERTY DESCRIPTION

Hauani Valley Ranch is an exceptionally beautiful and productive family farm located in Marshall County, OK. The homestead is perched high on a rolling bermudagrass hilltop overlooking the fertile Little Hauani Creek bottom. Large mature oak and pecan trees are scattered throughout the property and thrive in the sandy-loam soils. The property is situated amongst large family landholdings between Lake Murray and Lake Texoma, making it an ideal get-away less than an hour and half from DFW.

****This listing is being offered as Sealed Bid, with bids being accepted May 12th - 15th, 2025. More information on the bidding process will be provided to pre-qualified bidders.***

Location:

- *Nearest Boat Ramp on Lake Texoma - 8 miles
- *Madill, OK - 14 miles
- *Murray Harbor Marina on Lake Murray - 14 miles (<https://www.murrayharbor.com/>)
- *Lakecrest Casino - 16 miles
- *Marietta, OK - 18 miles
- *Winstar Casino - 30 miles
- *DFW - 87 miles
- *Oklahoma City - 115 miles

Access:

- *Dead-end, county road access
- *Very secluded feel, yet only 1/2 mile from paved McMillin Road and 5 miles from Hwy 32

Water:

- *Two ponds
- *1/2 mile of large "live" creek called Little Hauani Creek
- *Several smaller drainages
- *Locations to build additional ponds

Utilities:

- *Water Well
- *Electricity meter
- *Septic System

Climate:

- *Approximately +/- 39 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Waterfowl
- *Dove
- *Wild Hogs

Fishing:

- *Bass
- *Bluegill
- *Catfish



Terrain:

- *Rolling sandy loam pastures
- *Topography ranging from 670' to 740'
- *Thick bermudagrass and native grasses
- *Large native pecan trees in the creek bottoms
- *Fertile wheat field would be ideal for pecan orchard
- *Excellent deer, turkey, hog and duck hunting
- *Creek crossing through Little Hauani Creek

Improvements:

- *Fenced and crossfenced into 5 pastures
- *Brick home built in 1980 - 3 bed, 2 bath, 1360 sf
- *30' x 50' metal shop building with concrete slab and 3 overhead doors
- *20' x 30' shed overhang with concrete slab off the insulated building
- *40' x 40' metal barn for cattle and hay
- *Cattle Pens

Equipment:

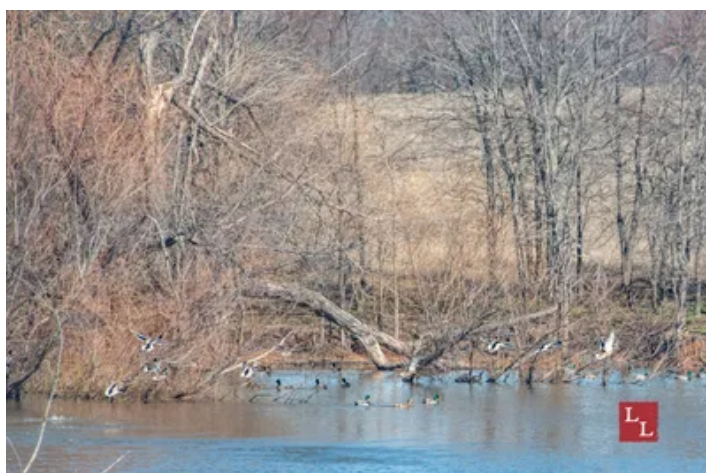
- *NA

If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

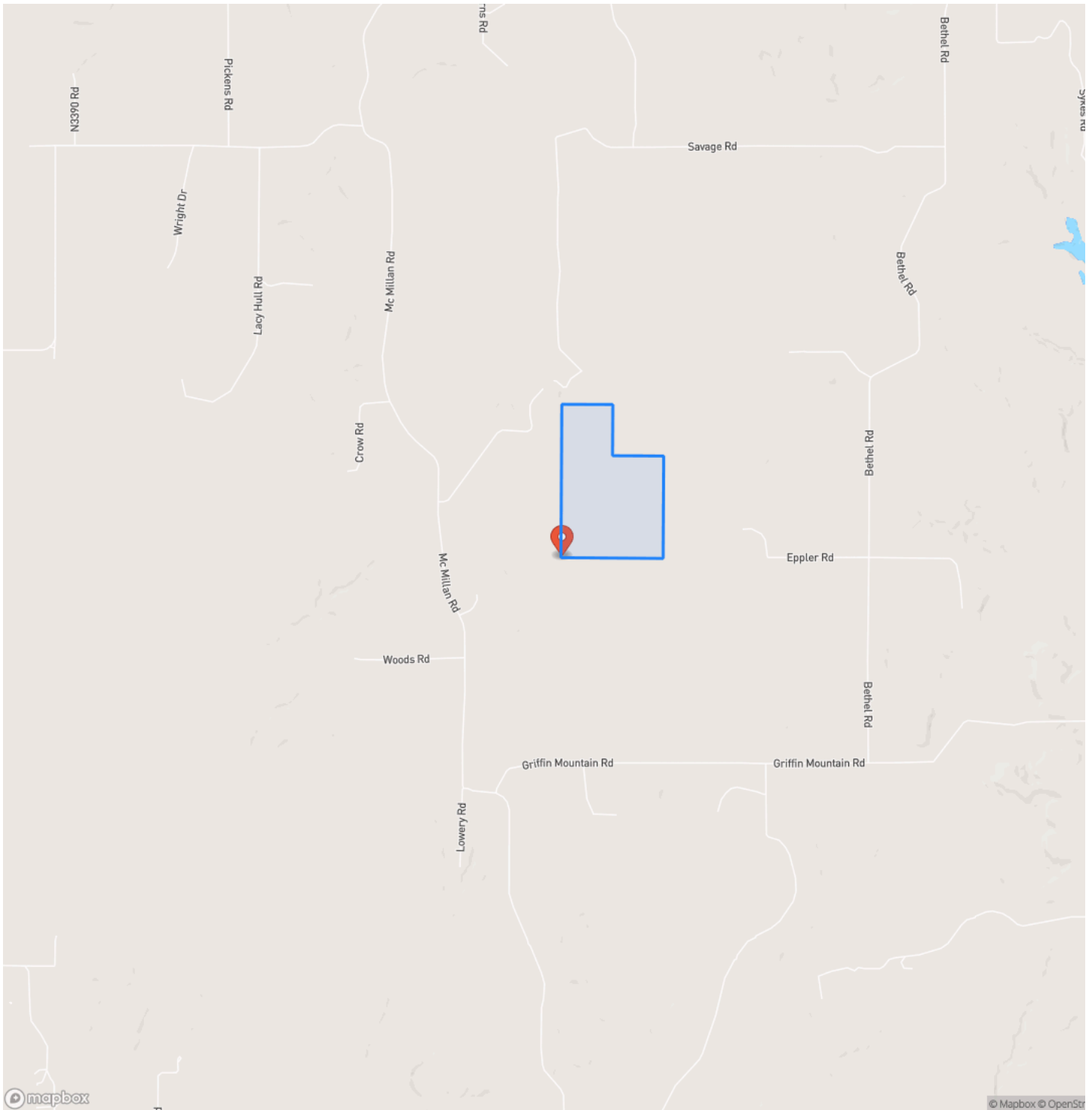
When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Legendary Land Company.



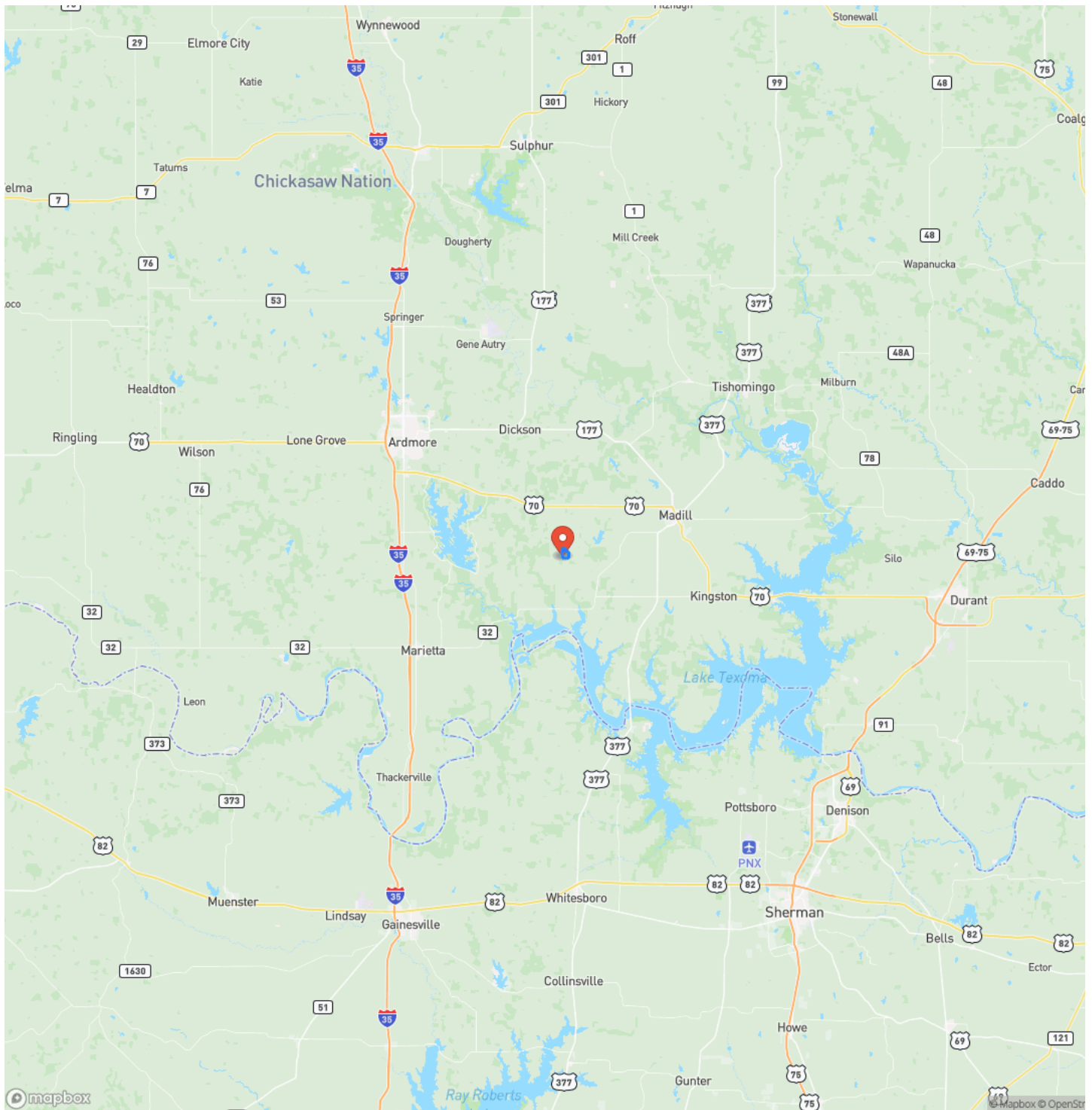
Hauani Valley Ranch
Madill, OK / Marshall County



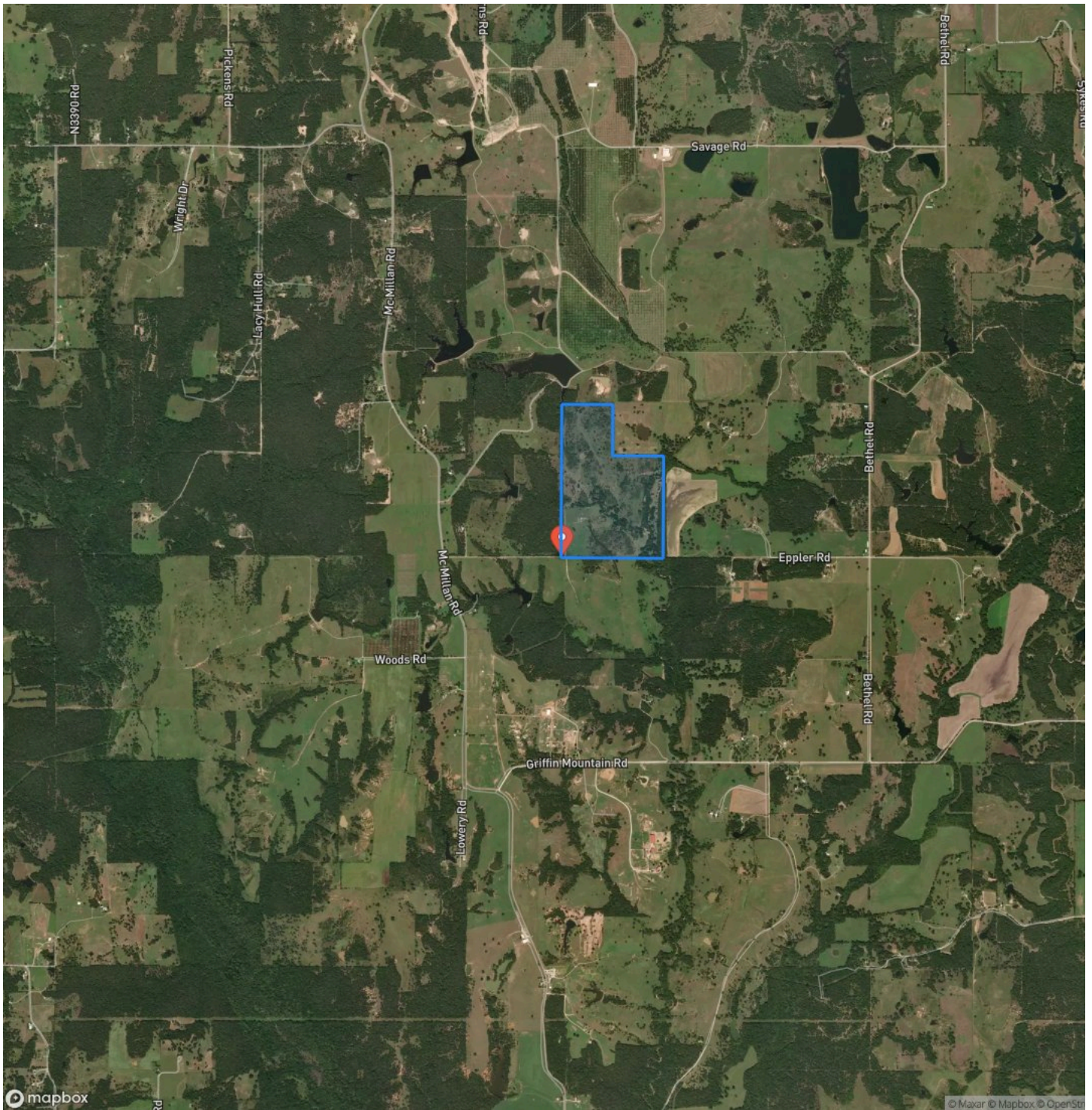
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Trevor Potts

Mobile

(580) 220-7790

Email

Trevor@Legendary.Land

Address

111 D Street SW

City / State / Zip

NOTES

[illegible]

This image shows a single 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.



http://legendary.land

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.



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Yukon, OK 73099
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