

**120+/- Acres on Lake Texoma-Hunting Paradise, Lake
Access and Development Potential! Owner Financing
Available**
Tract 5 Coley Rd
Kingston, OK 73439

\$2,117,500
120.020± Acres
Marshall County



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Kingston, OK / Marshall County

SUMMARY

Address

Tract 5 Coley Rd

City, State Zip

Kingston, OK 73439

County

Marshall County

Type

Hunting Land, Horse Property, Business Opportunity, Lakefront, Undeveloped Land, Residential Property, Recreational Land

Latitude / Longitude

33.95457 / -96.660964

Dwelling Square Feet

1200

Bedrooms / Bathrooms

2 / 1

Acreage

120.020

Price

\$2,117,500

Property Website

<https://fieldslandcompany.com/property/120-acres-on-lake-texoma-hunting-paradise-lake-access-and-development-potential-owner-financing-available-marshall-oklahoma/86477/>



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PROPERTY DESCRIPTION

120.02+/- Acres on Lake Texoma – Hunting, Recreation & Development Potential! OWNER FINANCING AVAILABLE!!

Welcome to your ultimate outdoor retreat on 120.02+/- acres nestled along beautiful Lake Texoma! This incredible property boasts county road access and joins Corp of Engineers land along the entire east and south sides, offering unmatched privacy and direct lake access.

A HUNTERS PARADISE, the land is teeming with mature whitetail deer, turkeys, and hogs, featuring multiple established food plot locations. Enjoy three ponds—one with its own fishing dock—and over 3 miles of established trails perfect for ATVs, horseback riding, or hiking. Native grass hay meadows add to the property's versatility, and RV hookups make it ready for your guests.

The property includes a nice 2-bedroom, 1-bath trailer home with covered porches, rural water, electric, and septic in place—perfect as a weekend retreat or hunting cabin. A gated entrance ensures privacy and security.

Situated in a rapidly growing area, you're just less than 5 miles from the proposed Hard Rock Casino and Hotel and only 8 miles by boat to Margaritaville—the best of both recreation and entertainment!

With owner financing available and possible development opportunities, this is a rare chance to own a large tract with endless potential on one of Oklahoma's premier lakes.

Don't miss this opportunity—call today to schedule your private showing! Chris Parker [918-470-0003](tel:918-470-0003)

5 Miles to Kingston, OK

23 Miles to Durant, OK

35 Miles to Denison, TX

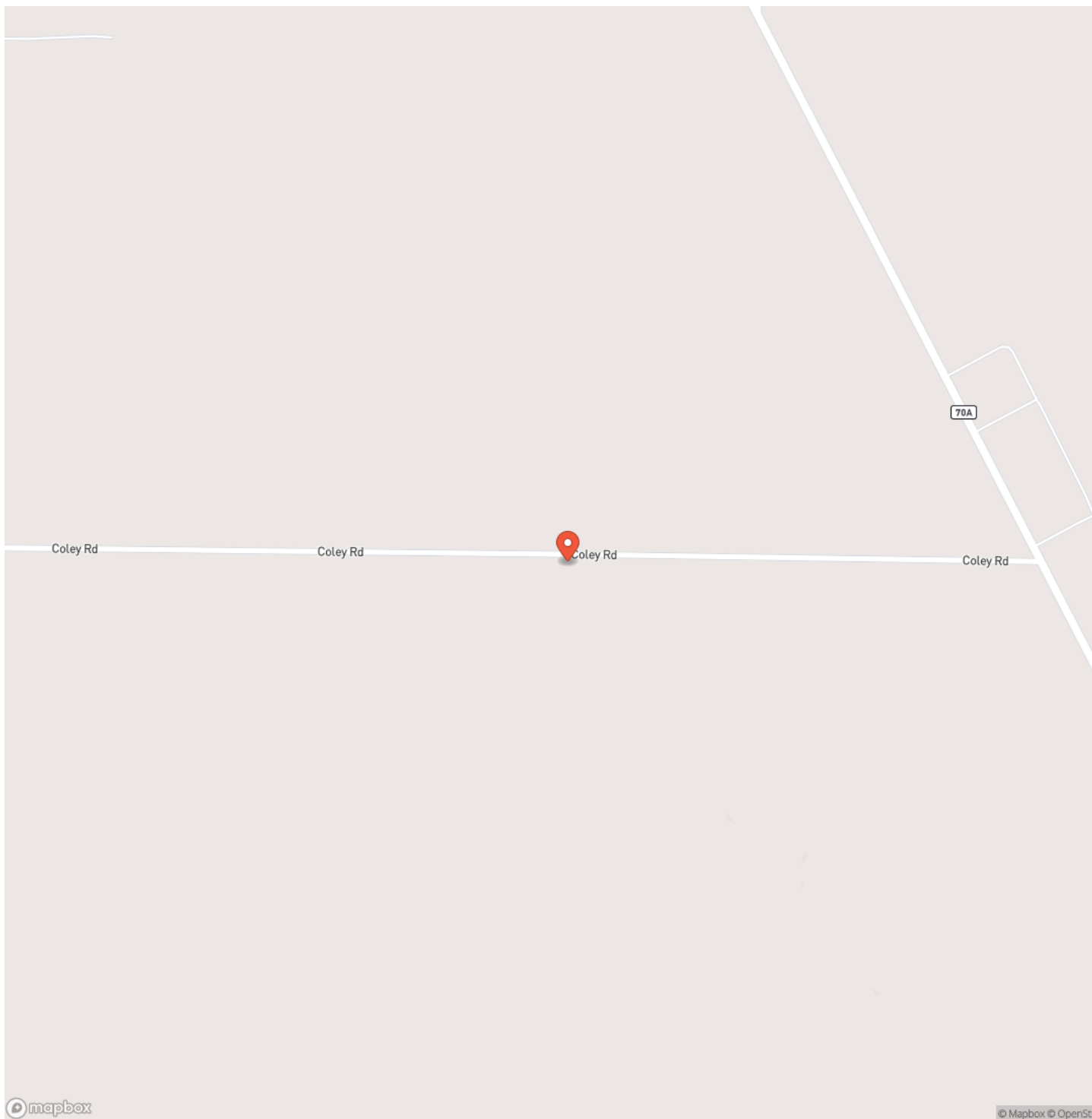
110 Miles to Dallas, TX

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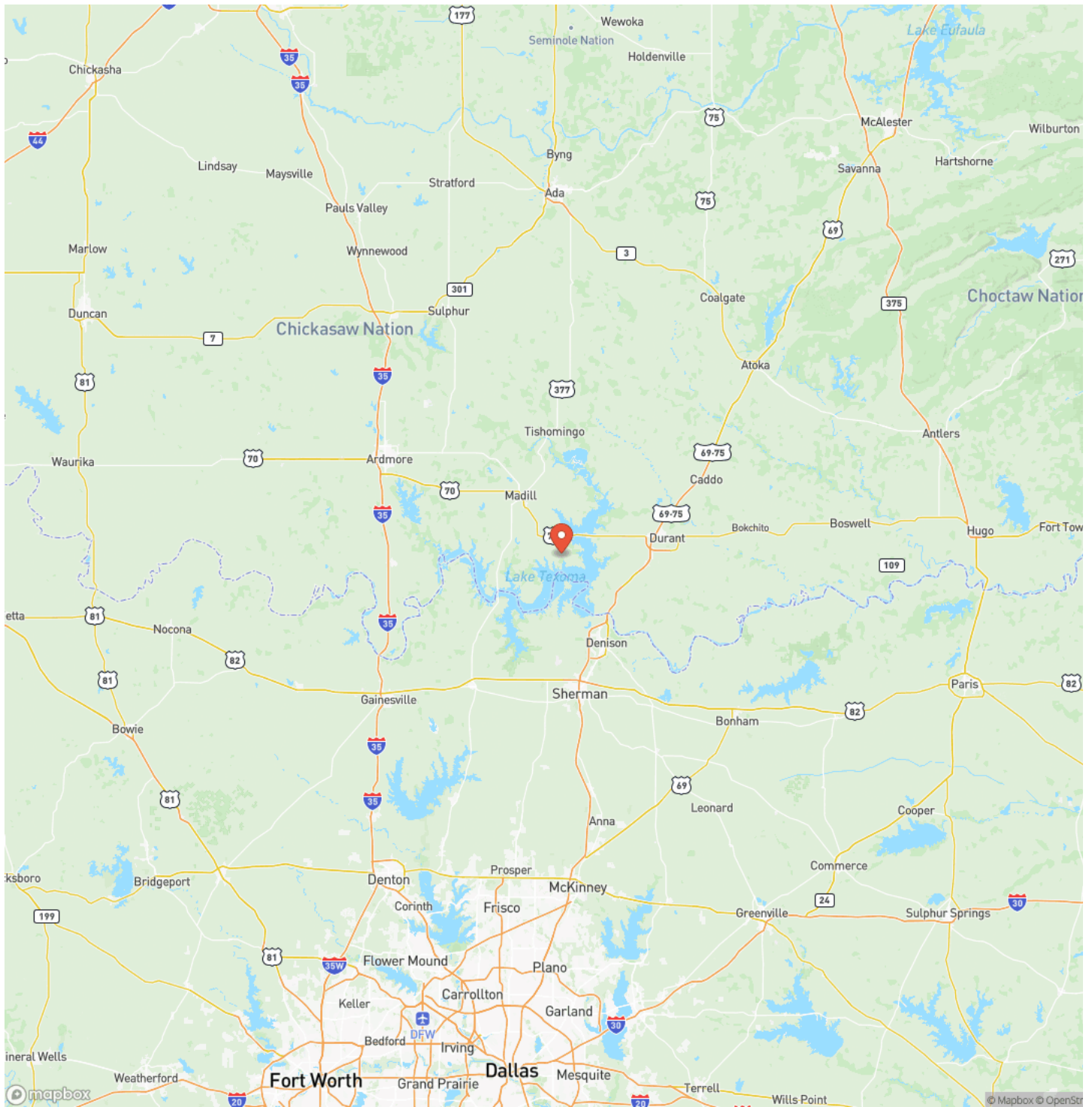
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Locator Map



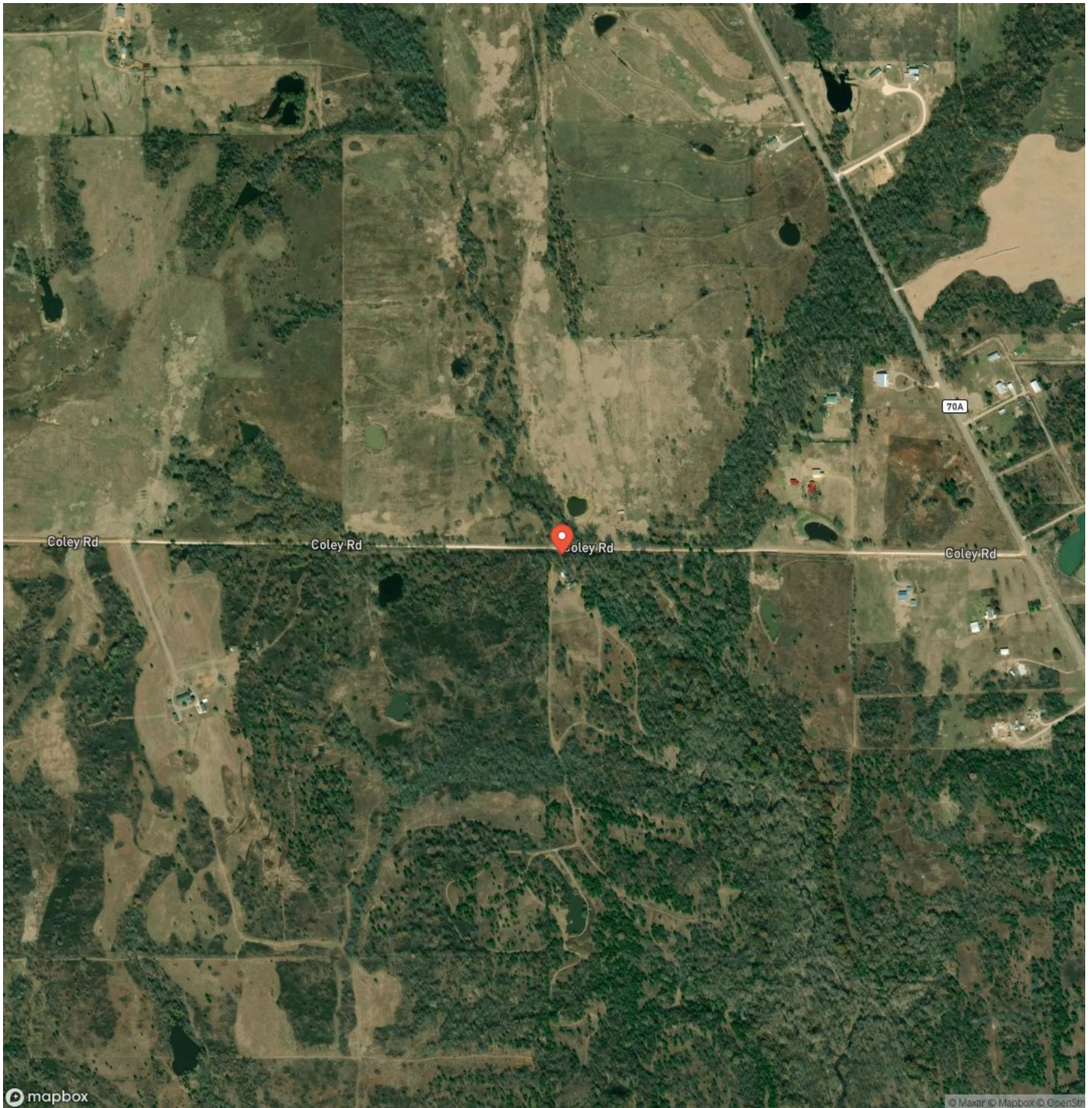
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Locator Map



120+/- Acres on Lake Texoma-Hunting Paradise, Lake Access and Development Potential! Owner Financing Available
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Satellite Map



Kingston, OK / Marshall County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Parker

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(918) 470-0003

Office

(918) 470-0003

Email

chris83parker@gmail.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 extend 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.

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