

1 +/- Acres in Marshall County, OK Lake Texoma Area  
(Owner Financing Available)  
Lot 3 Coley Rd  
Kingston, OK 73439

**\$50,000**  
1± Acres  
Marshall County



**1 +/- Acres in Marshall County, OK Lake Texoma Area (Owner Financing Available)**  
**Kingston, OK / Marshall County**

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**SUMMARY**

**Address**

Lot 3 Coley Rd

**City, State Zip**

Kingston, OK 73439

**County**

Marshall County

**Type**

Undeveloped Land, Lot, Recreational Land

**Latitude / Longitude**

33.954635 / -96.658088

**Acreage**

1

**Price**

\$50,000

**Property Website**

<https://fieldslandcompany.com/property/1-acres-in-marshall-county-ok-lake-texoma-area-owner-financing-available-marshall-oklahoma/86484/>



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### **PROPERTY DESCRIPTION**

1 Acre • Marshall County, OK • Lake Texoma Area LOT 3

(OWNER FINANCING AVAILABLE)

Don't miss this rare opportunity to own a beautiful 1-acre property in Marshall County, Oklahoma—just minutes from the shores of Lake Texoma! This tract directly joins U.S. Army Corps of Engineers land, giving you easy access to thousands of acres for recreation, hunting, and exploring.

The property features a brand new graveled driveway, county road frontage, and utilities available at the road—making it the perfect spot for your weekend getaway, hunting retreat, or future homesite. The area is loaded with wildlife including whitetail deer and wild turkeys, offering excellent hunting right out your back door. Just Minutes from the proposed Hard Rock Casino and Hotel.

Highlights:

- 1 Acre in Marshall County, OK
- Joins Corps of Engineers Land
- Minutes from Lake Texoma
- County Road Frontage
- Utilities Available
- New Graveled Driveway
- Abundant Deer & Turkey
- 4 Miles to Kingston
- 19 Miles to Durant
- 105 Miles to Dallas

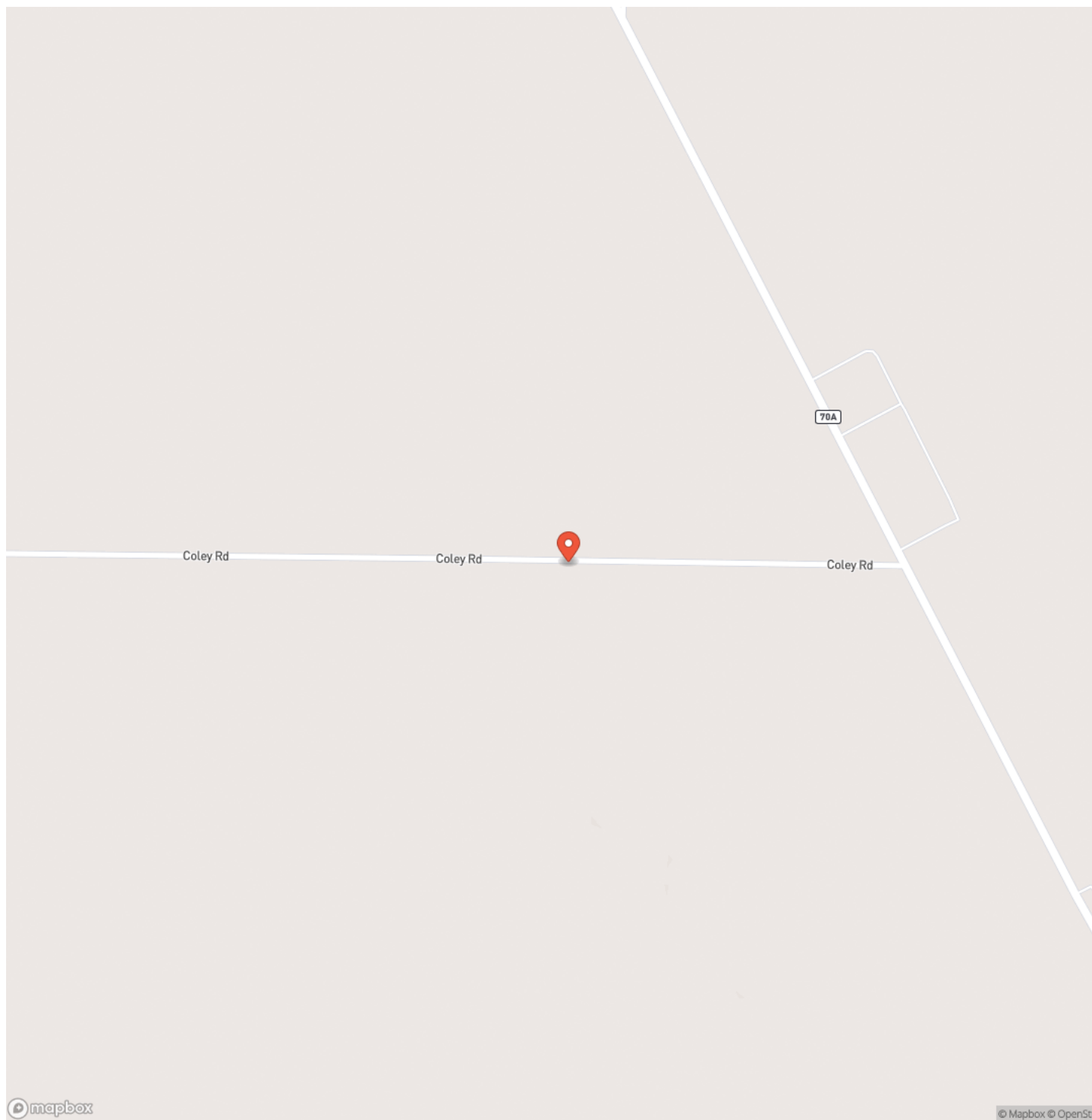
This is an affordable, hard-to-find property with location and amenities that check all the boxes. Call today to schedule a showing Chris Parker [918-470-0003](tel:918-470-0003) !

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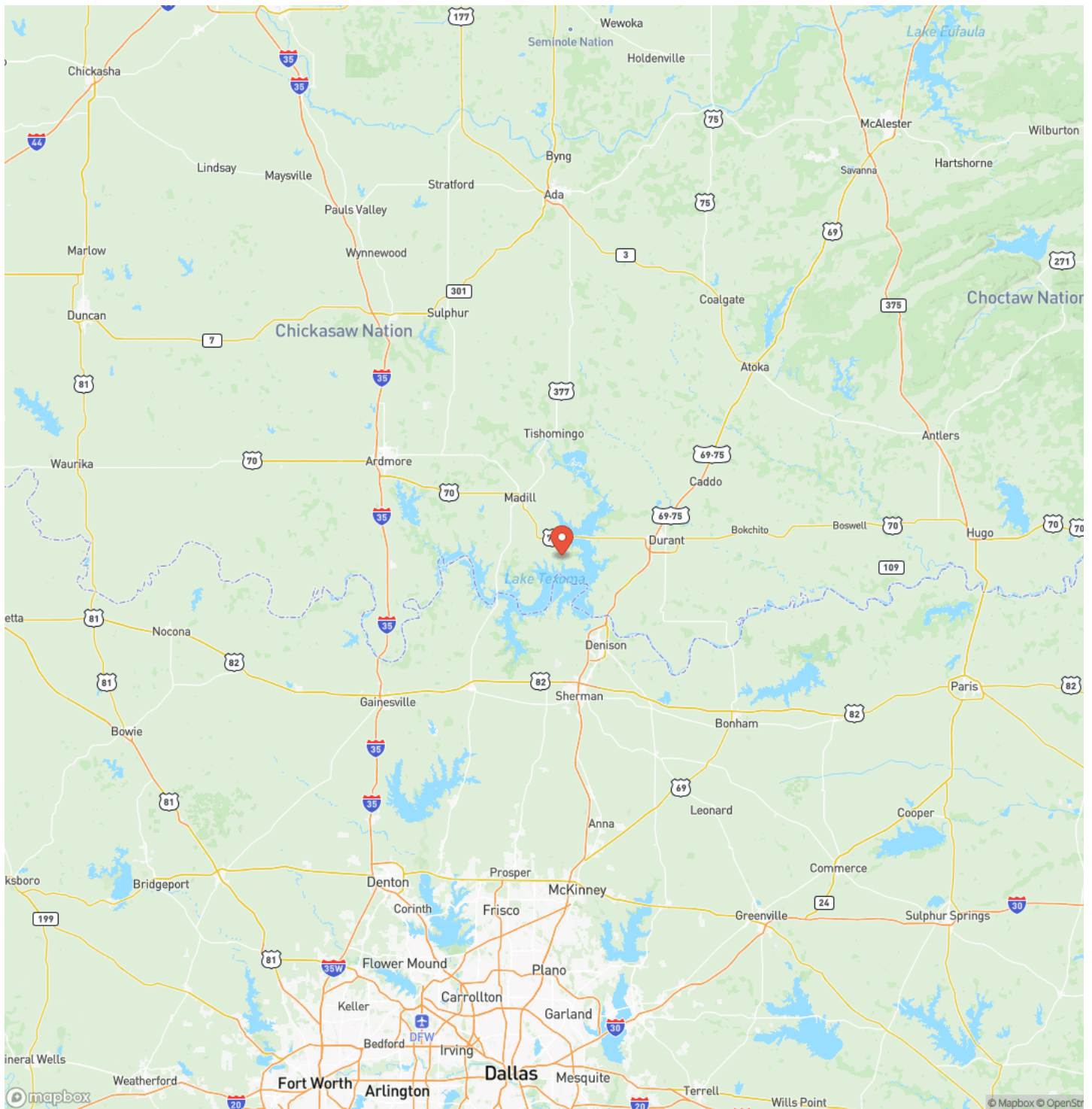


## Locator Map



## Kingston, OK / Marshall County

## Locator Map



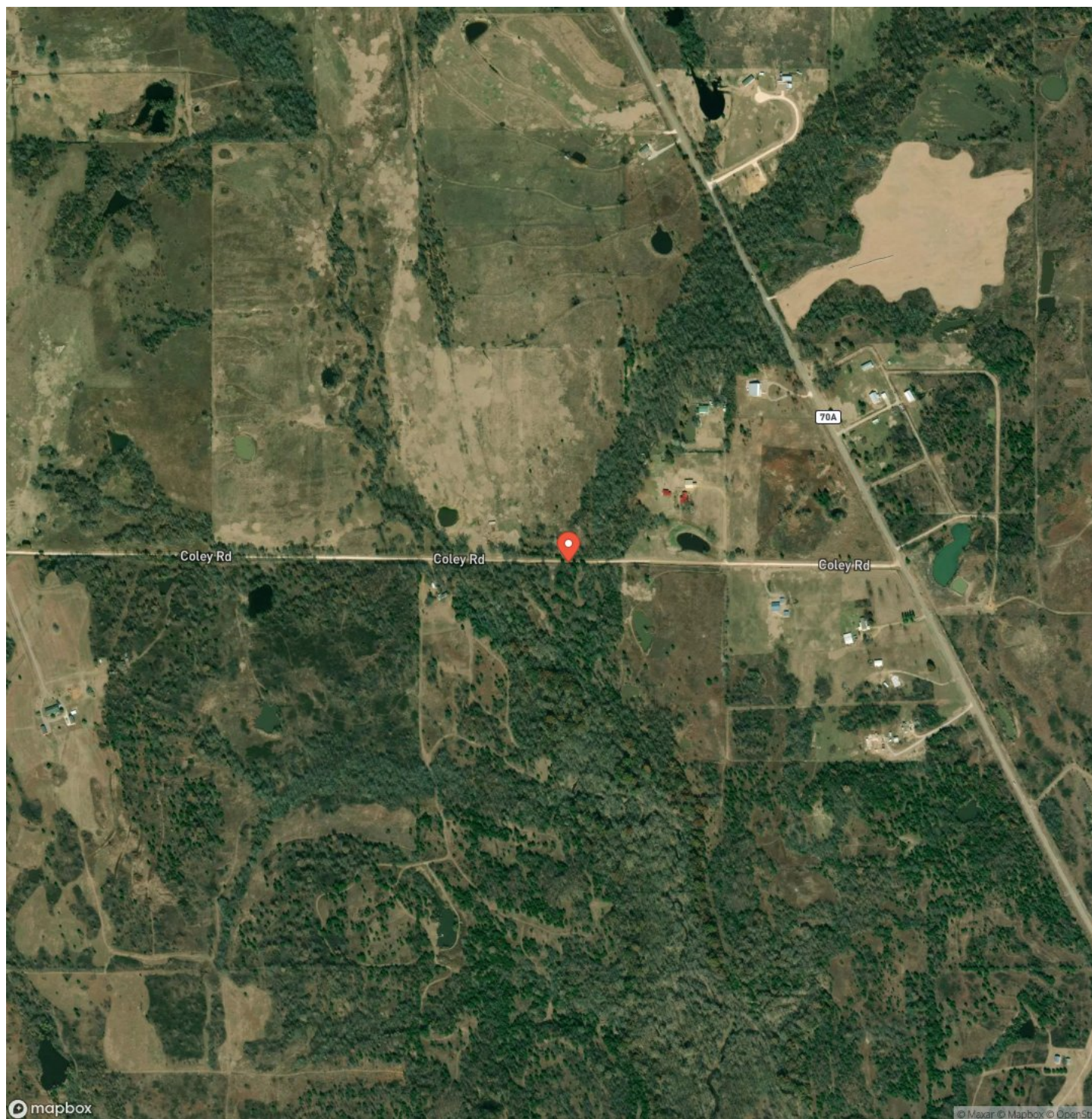
**MORE INFO ONLINE:**

**Fieldslandcompany.com**

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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chris Parker

## Mobile

(918) 470-0003

## Office

(918) 470-0003

## Email

chris83parker@gmail.com

## Address

## City / State / Zip

## NOTES

[illegible]

## 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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**Fields Land Company**  
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