

I-35 Overlook  
Burkhart Rd  
Marietta, OK 73448

**\$1,200,000**  
42± Acres  
Love County



**I-35 Overlook**  
**Marietta, OK / Love County**

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**SUMMARY**

**Address**

Burkhart Rd

**City, State Zip**

Marietta, OK 73448

**County**

Love County

**Type**

Hunting Land, Business Opportunity, Commercial, Recreational  
Land, Undeveloped Land

**Latitude / Longitude**

33.853391 / -97.132576

**Acreage**

42

**Price**

\$1,200,000

**Property Website**

<https://legendary.land/property/i-35-overlook-love-oklahoma/92460/>



**PROPERTY DESCRIPTION**

This unique 42-acre tract in Love County, Oklahoma, sits in a prime location overlooking Interstate 35, offering exceptional visibility and easy access for future development. Formerly operated as a licensed outdoor cannabis grow, the property is now ready for its next chapter—whether that's an RV park, residential estate, or a small-scale agribusiness. Approximately 28 acres are enclosed with secure chain-link fencing, providing a solid foundation for multiple uses. The land features a scenic 1.5-acre pond, and an extensive irrigation system originally designed for high-output agricultural production—now perfectly suited for establishing a tree farm, nursery operation, or other water-intensive ventures. A rare highlight of the property is a 30' x 100' wallapini (pit greenhouse), offering a year-round growing environment protected from wind and weather. With level topography, highway frontage views, and utilities in place, this property is well-positioned for development or private ownership.

**Location:**

- \*Thackerville- 5 miles
- \*Marietta - 7 miles
- \*Wintar Casino - 8 miles
- \*I35 texas Border - 10 miles
- \*DFW - 76 miles
- \*Oklahoma City - 121 miles

**Access:**

- \*Paved county road access Burkhart Rd

**Water:**

- \*1.5 acre pond
- \*Spring fed creek

**Utilities:**

- \*Rural water
- \*Electric Meter
- \*Septic System
- \*RV hook up

**Climate:**

- \*Approximately +/- 39.8 inches of annual precipitation

**Minerals:**

- \*Surface Only

**Wildlife:**

- \*Whitetail Deer
- \*Waterfowl
- \*Dove

**Fishing:**

- \*Bass
- \*Bluegill
- \*Catfish

**Terrain:**

- \*Elevation ranges from 780' to 830'



\*Rolling open terrain descending into mature oak timber and a spring fed creek.

\*Dougherty, konsil, & Windthorst-Weatherford complex soils

**Improvements:**

\*Irrigation pump Hosue

**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.

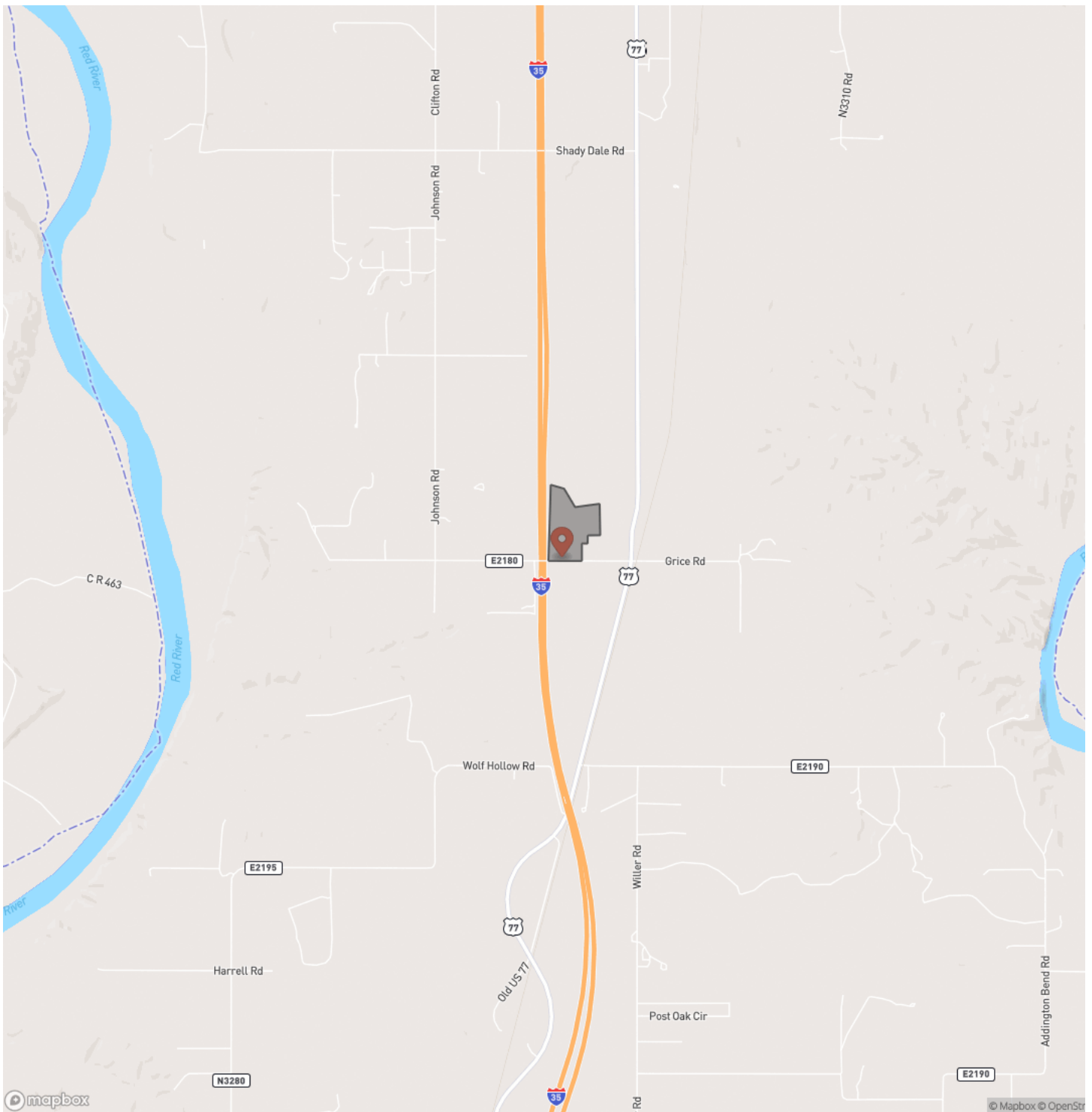
All showings must be coordinated with the Listing Broker in advance.



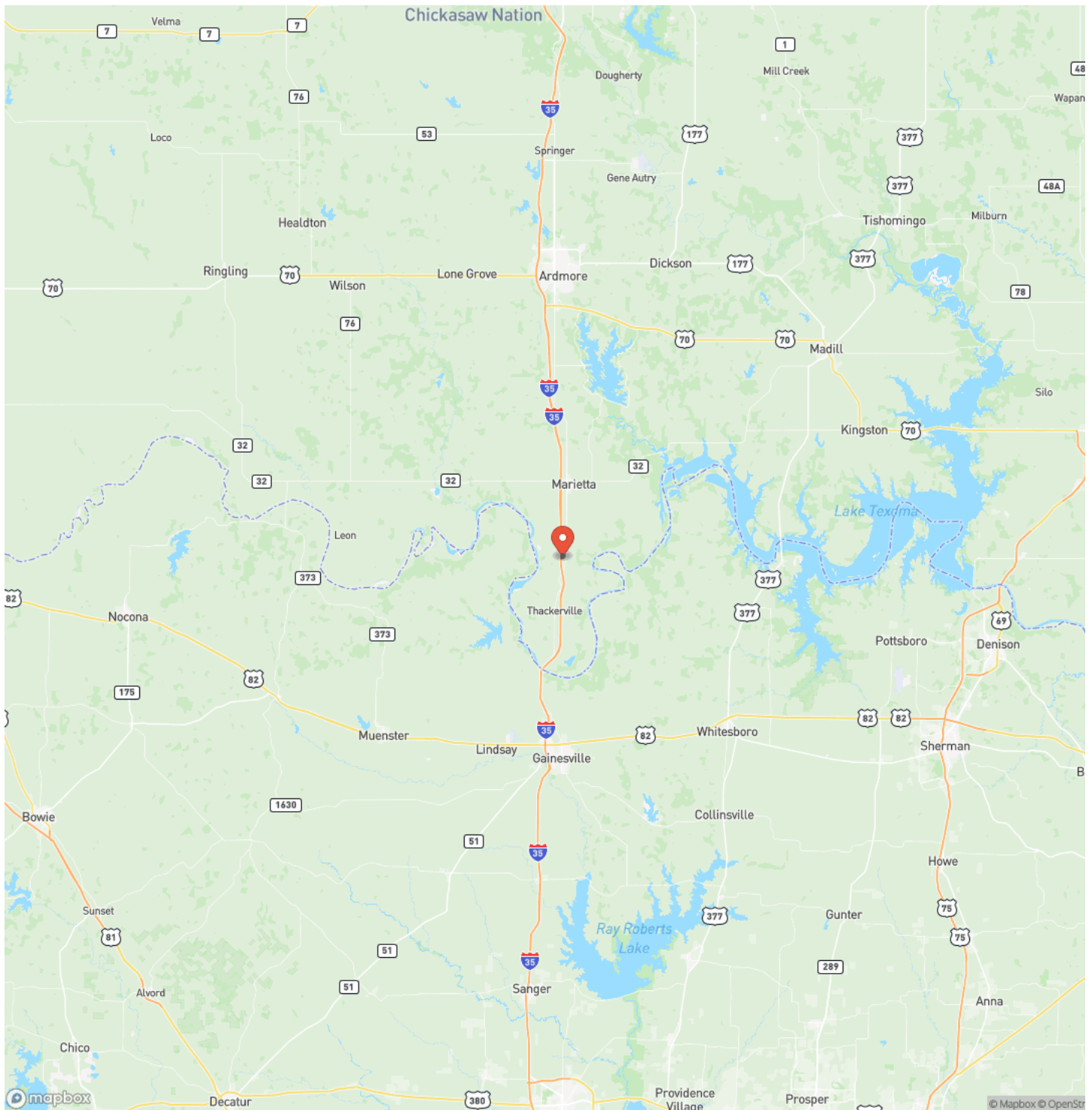
I-35 Overlook  
Marietta, OK / Love County



## Locator Map



## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Cody Gillham

## Mobile

(580) 276-7584

## Email

cody@Legendary.Land

## Address

111 D St. SW

## City / State / Zip

## NOTES

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**http://legendary.land**

## **DISCLAIMERS**

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