

I-35 Overlook
Burkhart Rd
Marietta, OK 73448

\$1,200,000
42± Acres
Love County



I-35 Overlook
Marietta, OK / Love County

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/>



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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.

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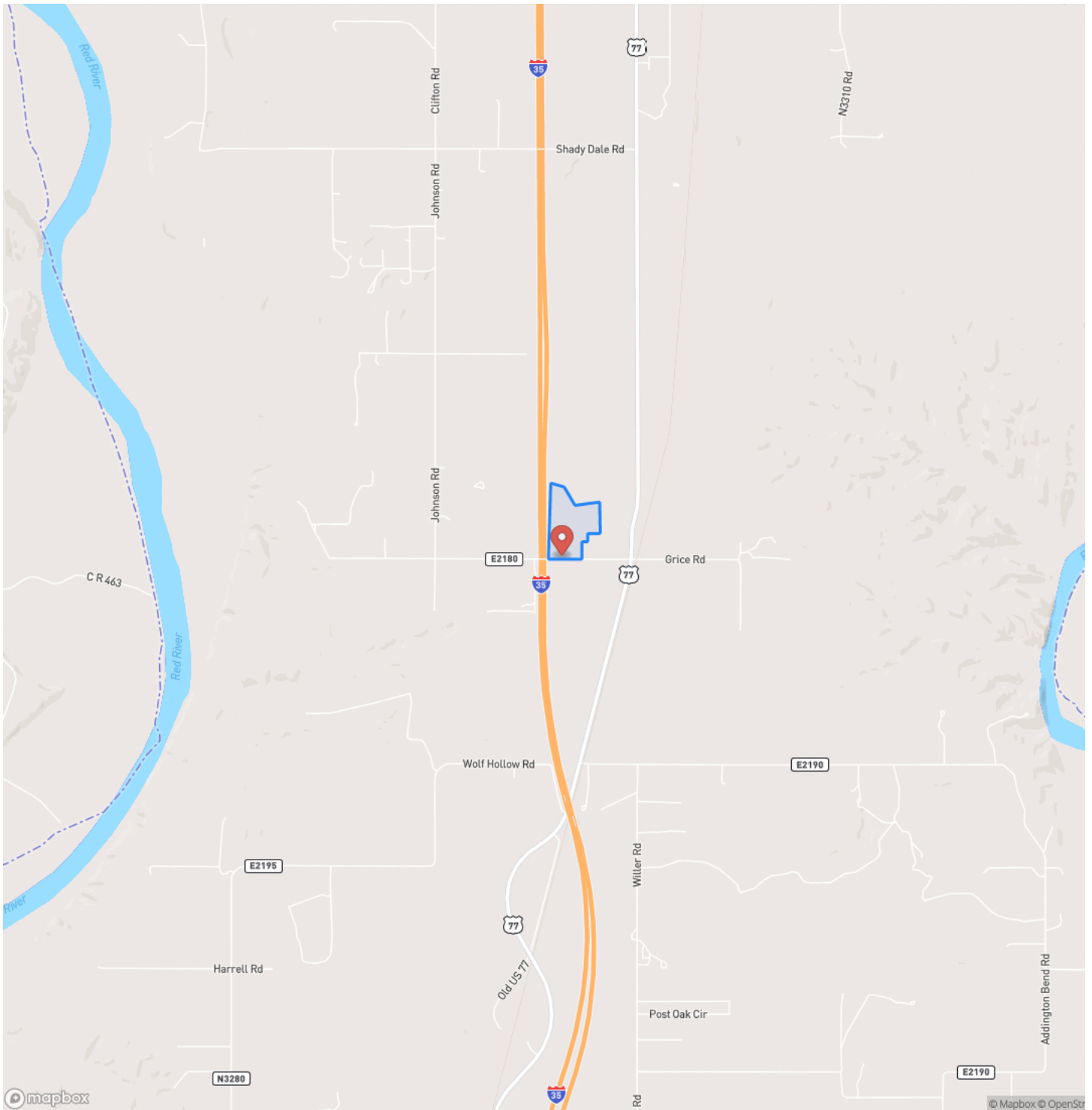
All showings must be coordinated with the Listing Broker in advance.



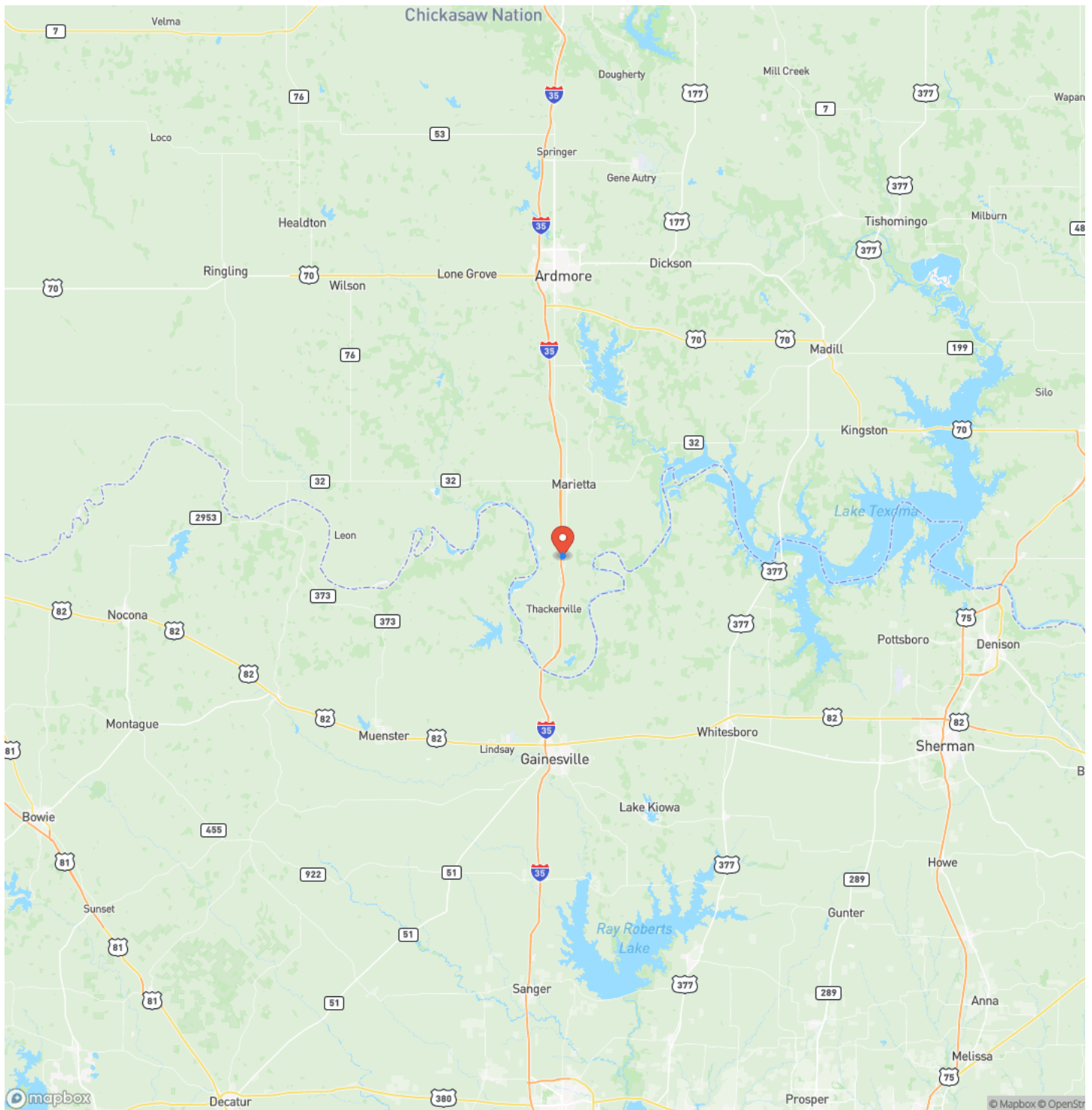
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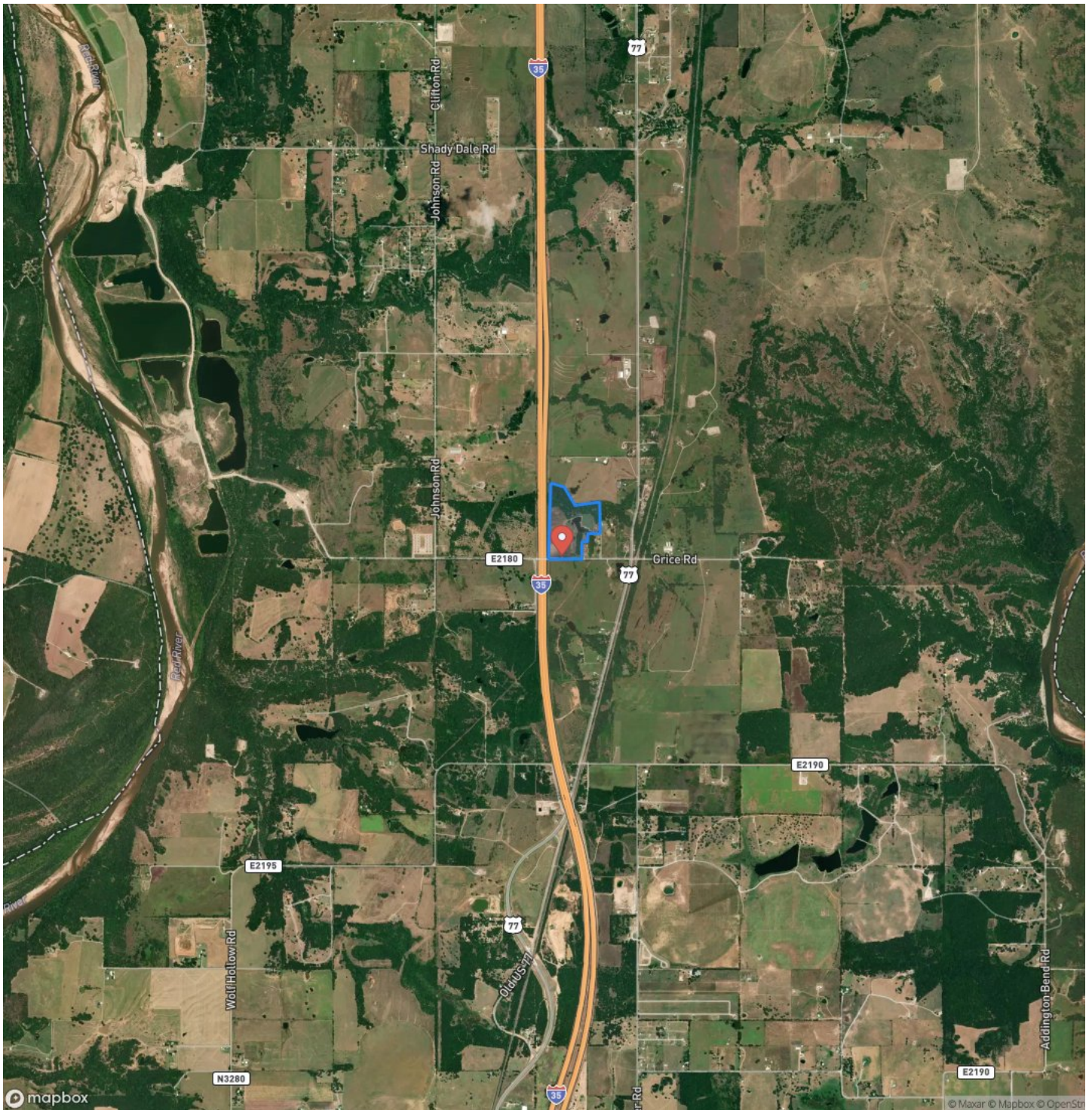
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Gillham

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Address

111 D St. SW

City / State / Zip

NOTES

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<https://legendary.land/>

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