

**7-Ranch Getaways**  
18773 Weaverton Rd  
Madill, OK 73446

**\$1,750,000**  
130± Acres  
Marshall County



**7-Ranch Getaways**  
**Madill, OK / Marshall County**

---

**SUMMARY**

**Address**

18773 Weaverton Rd

**City, State Zip**

Madill, OK 73446

**County**

Marshall County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Business Opportunity

**Latitude / Longitude**

34.0496 / -96.8606

**Acreage**

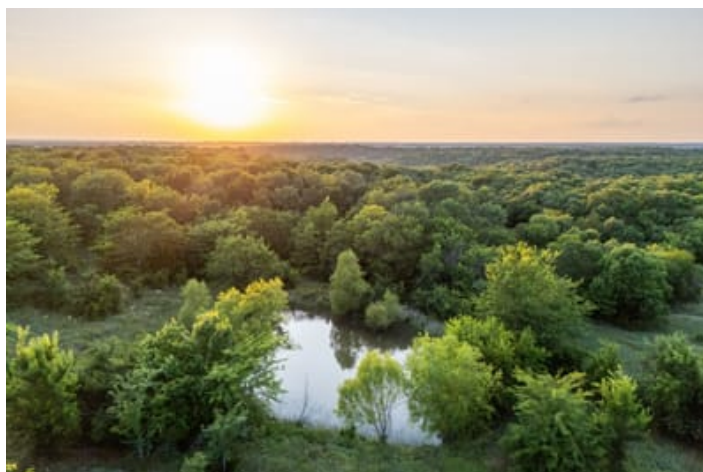
130

**Price**

\$1,750,000

**Property Website**

[arrowheadlandcompany.com](http://arrowheadlandcompany.com)



## **PROPERTY DESCRIPTION**

7-Ranch Getaways | 130± Acres | Marshall County, Oklahoma

Some properties ask you to choose between income and lifestyle. This one doesn't.

7-Ranch Getaways is a fully operational glamping resort and recreational property spanning 130± acres in the heart of southern Oklahoma's most sought-after lake country. It generates six-figures of revenue annually and is ready for a new owner to step in without missing a beat.

### **The Business:**

Three distinctive accommodations sit on the front portion of the ranch, each designed to give guests a genuine escape: two geodesic domes, each with a bed, private bath, kitchen, outdoor shower, and grilling area; and a mirror cabin, the crown jewel of the operation, featuring a bed, kitchenette, indoor bath, and modern finishes that consistently earn top marks from guests. The business transfers completely turnkey: website, direct booking platform, dynamic pricing software, established cleaning crew, and a social media following of more than 12,000. Guests arrive through an electric gated entrance into a clean, well-curated setup that reflects a hospitality operation run with intention.

### **The Property:**

Behind the resort, the property opens into something different. Timbered terrain with rolling elevation changes, three established food plots, two ponds, and ATV/hiking trails wind through the back acreage. Quality deer, hogs, dove, and other game move through regularly. Supporting infrastructure is already in place: a metal barn, storm shelter, water well with lines servicing multiple areas of the property, county water along the road, and multiple electrical service points throughout.

### **The Location:**

Positioned approximately 15 minutes from both Lake Texoma and Lake Murray, 23 minutes from the upcoming Pointe Vista resort/development, 1 hour 45 minutes from Dallas, and 2 hours from Oklahoma City, this is one of the most accessible recreational corridors in the region, and demand for getaway properties here continues to build.

### **The Opportunity:**

A proven income stream. A turnkey hospitality operation. 130± acres of timber, ponds, and hunting ground. And a location that draws guests from two major metros. Properties with this combination of operating business, quality improvements, and recreational acreage rarely reach the market.

The seller is a licensed real estate agent and the listing agent for this property. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Joe Marzahl at [\(469\) 596-9016](tel:4695969016).

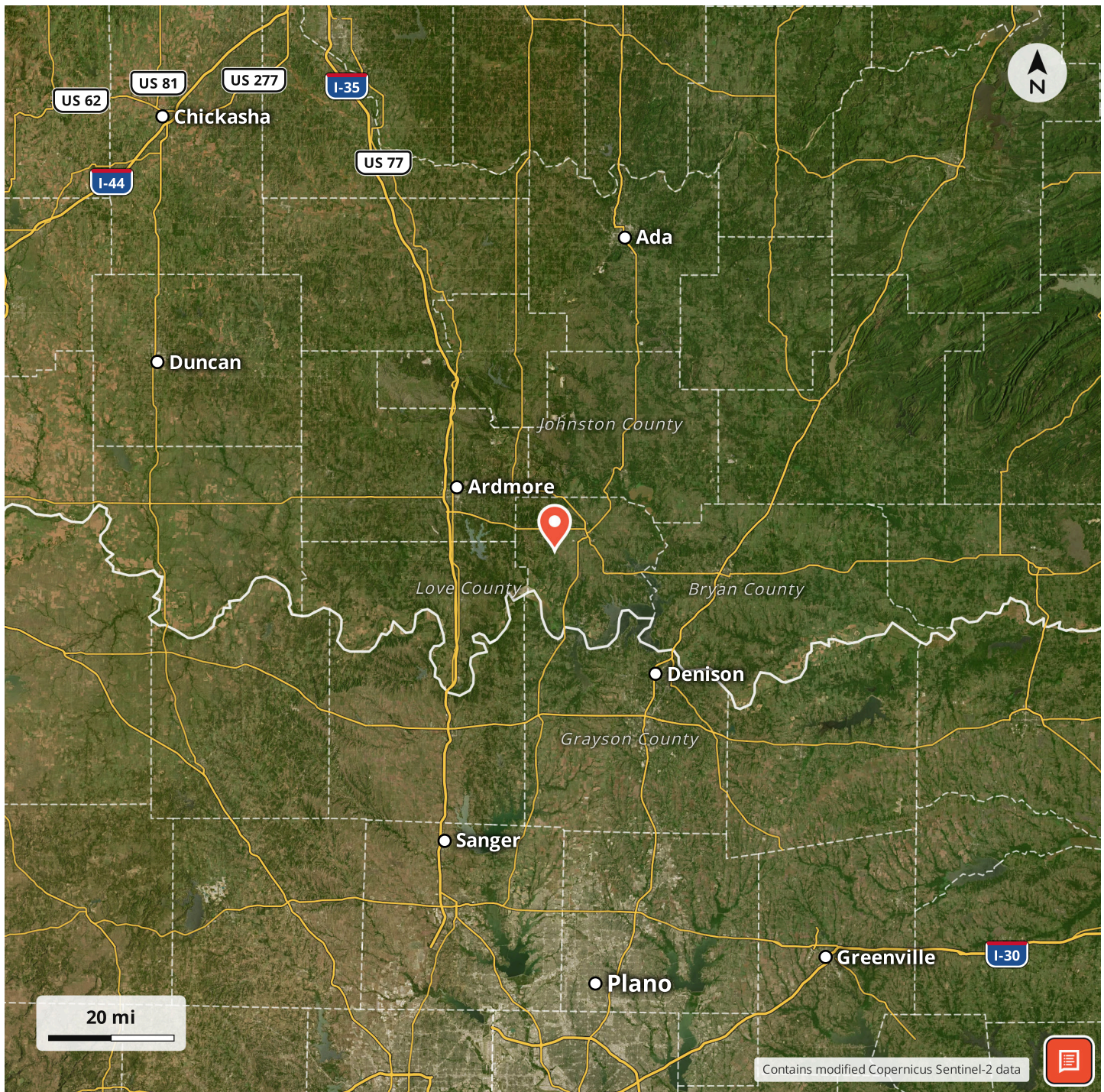
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



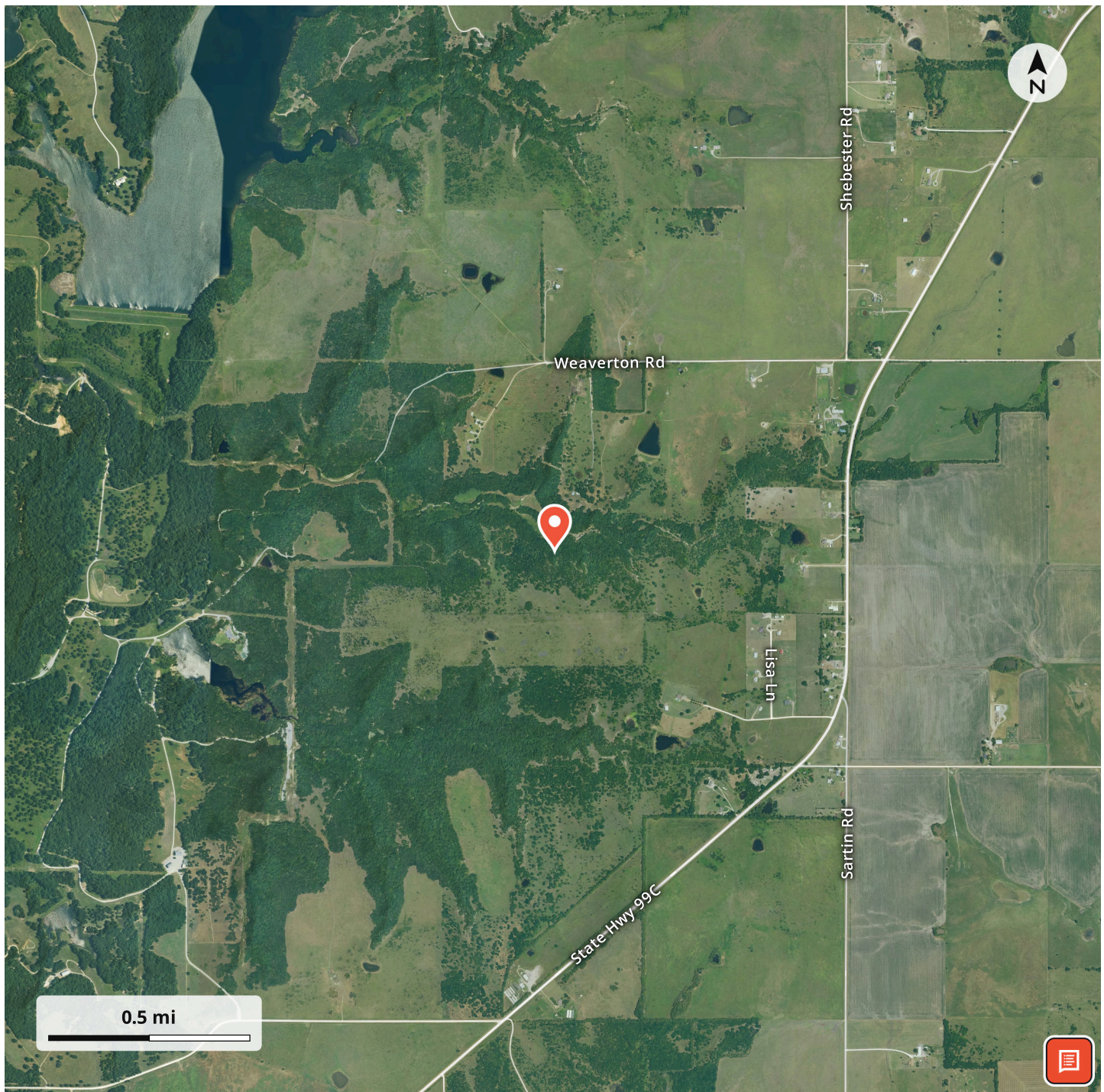
7-Ranch Getaways  
Madill, OK / Marshall County



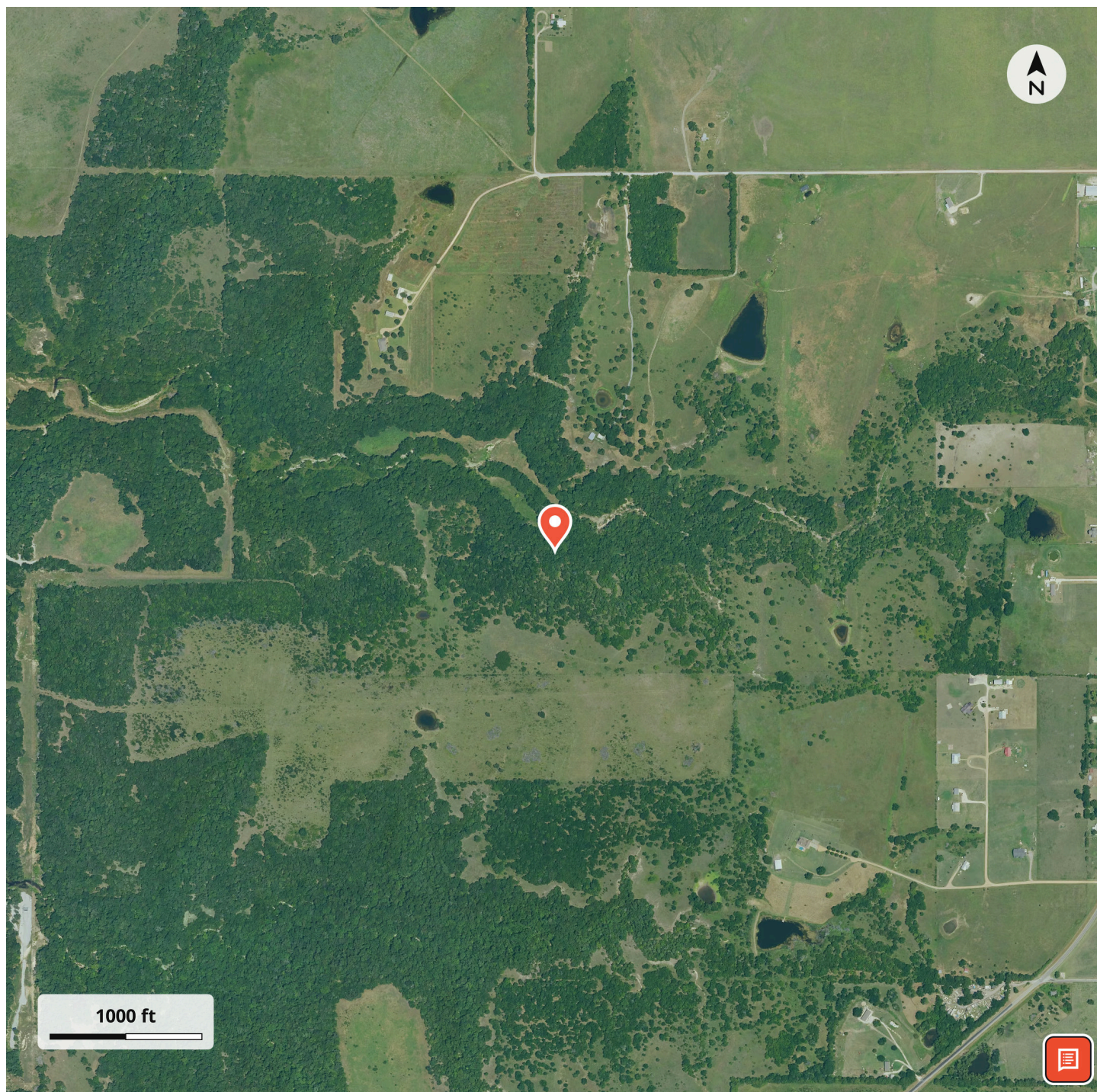
## Regional Map



## Locator Map

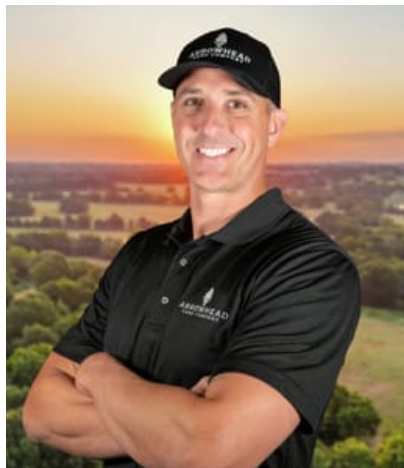


## Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Joe Marzahl

## Mobile

(469) 596-9016

## Office

(833) 873-2452

## Email

joe.marzahl@arrowheadlandcompany.com

## City / State / Zip

Dallas, TX 75248

## NOTES

This image shows a blank 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.

## This image shows a full page 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.

---

**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
<https://arrowheadlandcompany.com/>

---

