Mannsville Commercial Lot
0000 N Grand Rd
Mannsville, OK 73447

$27,950
5.59± Acres
Johnston County

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
0000 N Grand Rd

City, State Zip
Mannsville, OK 73447

County
Johnston County

Type
Recreational Land, Undeveloped Land, Lot

Latitude / Longitude
34.1973 / -96.8798

Acreage
5.59

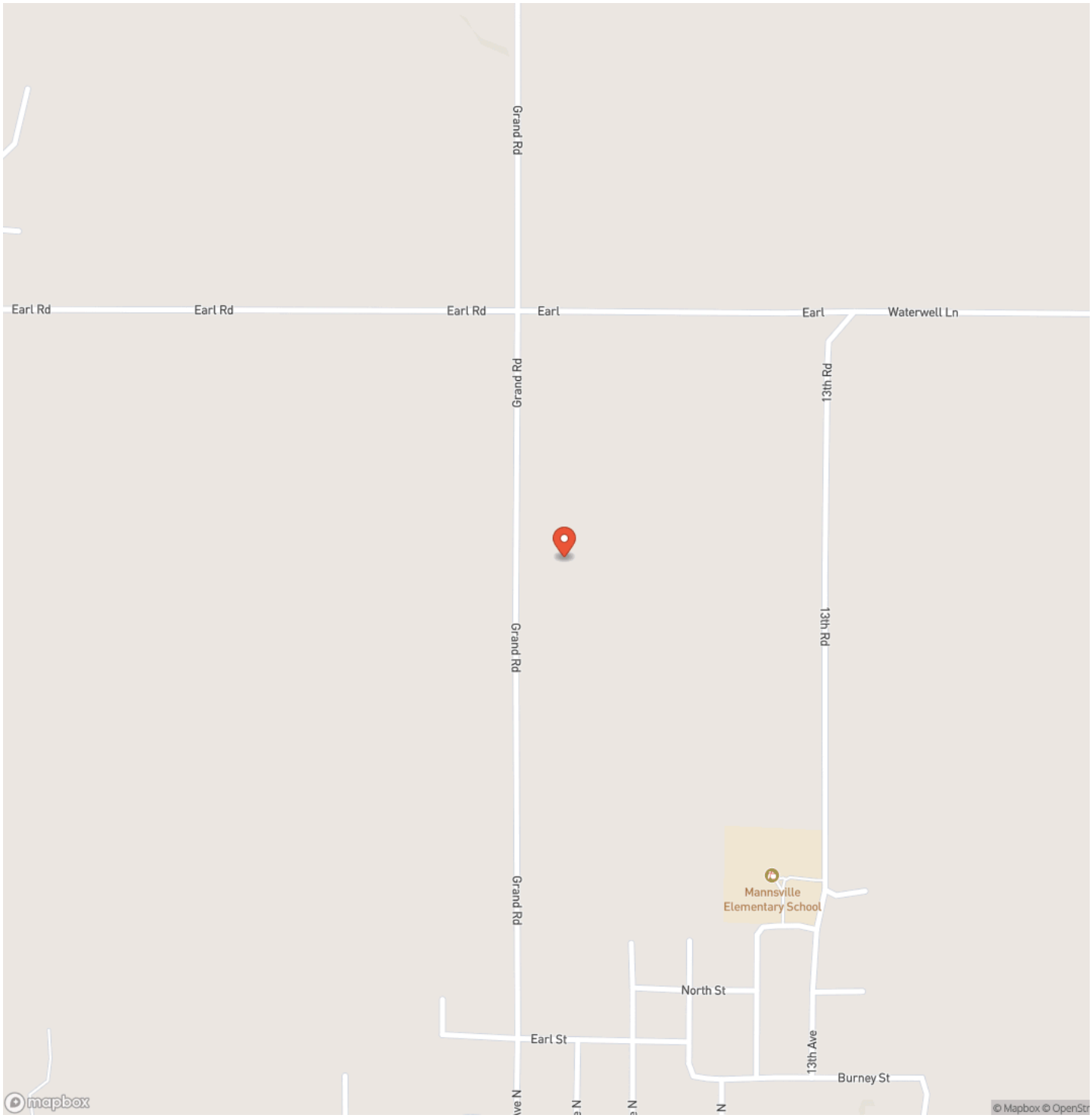
Price
$27,950

Property Website
https://arrowheadlandcompany.com/property/mannsville-commercial-lot-johnston-oklahoma/106719/

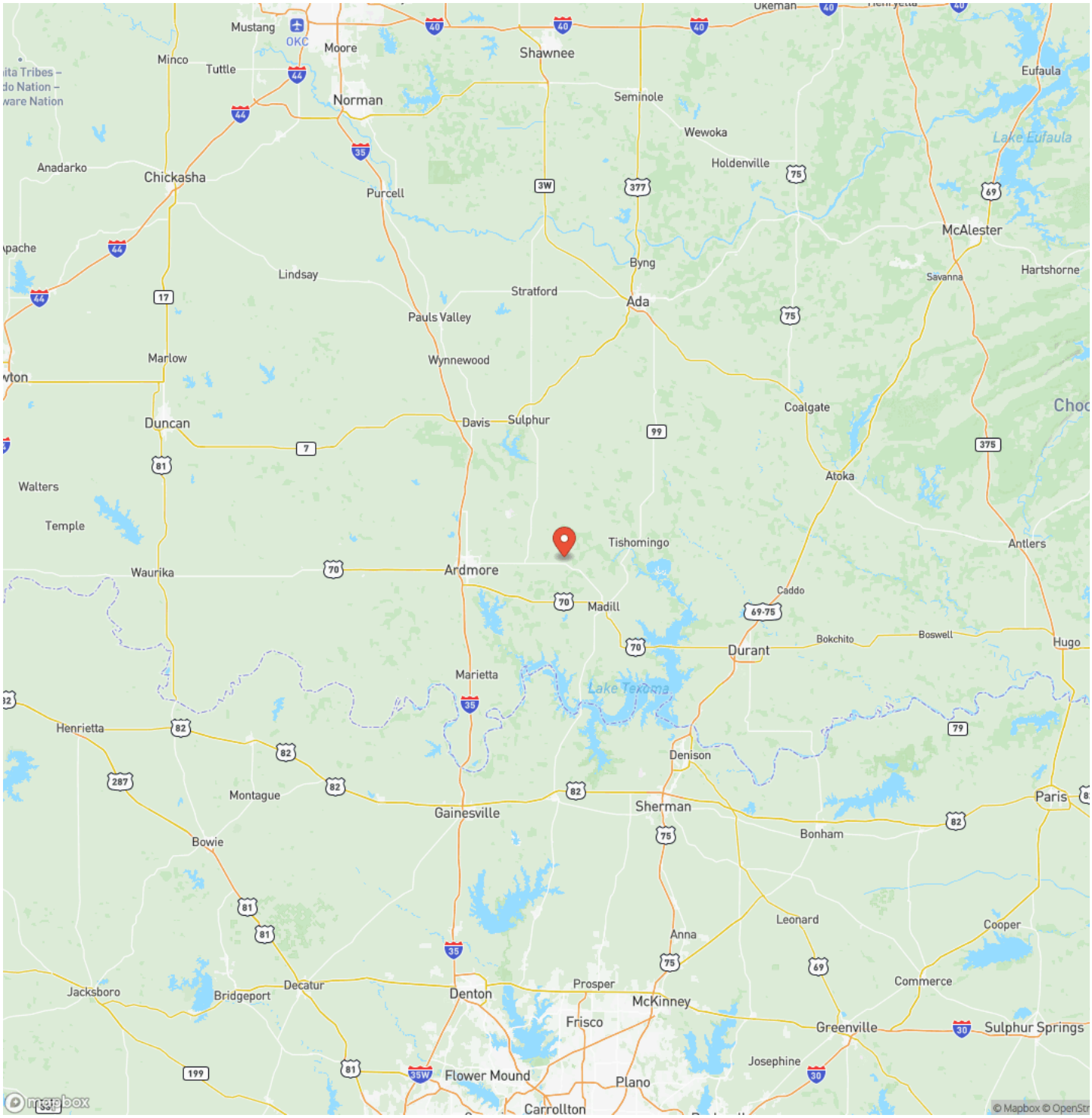
PROPERTY DESCRIPTION

Take a look at this prime commercial opportunity in Mannsville, Oklahoma! Offering 5.59 +/- acres of commercially zoned land in Johnston County, this property is ideally suited for a variety of business uses including a shop, equipment yard, laydown yard, or contractor headquarters. The property features a fully fenced perimeter, gated entrance, and a solid gravel base already in place, providing a functional foundation for immediate use. With approximately 475 +/- feet of paved road frontage, accessibility and visibility are excellent. Electric service is already onsite, helping reduce development costs and making this property ready for your next business venture. Conveniently located less than one mile off Highway 177 in Mannsville, the property offers easy access to major transportation routes while remaining within close proximity to surrounding markets. It is located approximately 10 +/- miles from Madill and 16.5 +/- miles from Ardmore, making it a strategic location for commercial operations serving Southern Oklahoma. This property is located just +/- 2 minutes from Mannsville, +/- 23 minutes from Ardmore, 1 hour and +/- 49 minutes from OKC, and 2 hours from Dallas, TX. No mineral rights will be conveyed with the sale. 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 . 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.

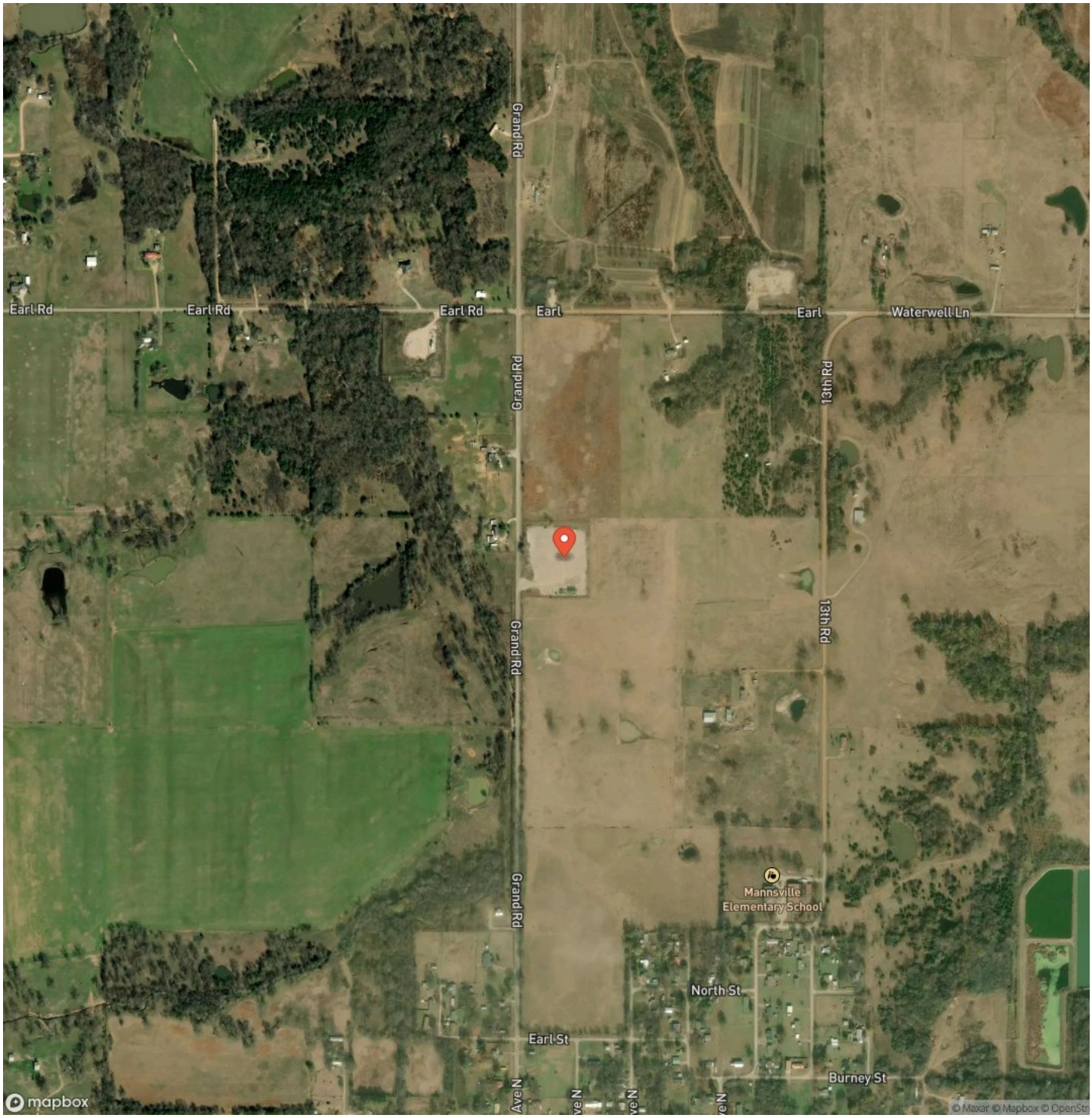
Locator Map


Grand Rd
Earl Rd
Earl Rd
Earl Rd
Earl
Earl
Waterwell Ln
Grand Rd
13th Rd
13th Rd
Grand Rd
Grand Rd
Mannsville
Elementary School
North St
Earl St
13th Ave
Burney St
mapbox
© Mapbox © OpenStr

Locator Map

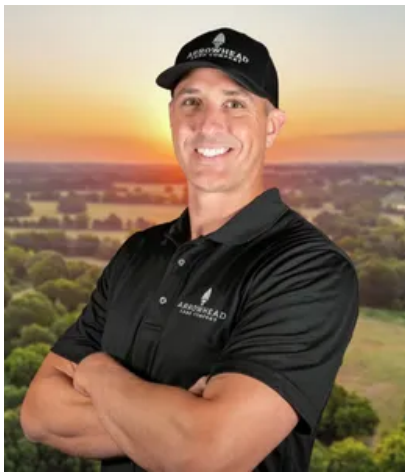

Mustang
OKC
Moore
Minco
Tuttle
Norman
Shawnee
Seminole
Wewoka
Holdenville
Eufaula
Lake Eufaula
Anadarko
Chickasha
Purcell
McAlester
Byng
Savanna
Hartshorne
Lindsay
Stratford
Ada
Pauls Valley
Marlow
Wynnewood
Coalgate
Duncan
Davis
Sulphur
Atoka
Walters
Temple
Tishomingo
Antlers
Waurika
Ardmore
Caddo
Madill
Durant
Bokchito
Boswell
Hugo
Marietta
Lake Texoma
Henrietta
Denison
Montague
Gainesville
Sherman
Paris
Bonham
Bowie
Leonard
Cooper
Anna
Jacksboro
Bridgeport
Decatur
Denton
Prosper
McKinney
Commerce
Frisco
Greenville
Sulphur Springs
Josephine
Flower Mound
Plano
Carrollton
mapbox
© Mapbox © OpenStr

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Joe Marzahl

Mobile
(469) 596-9016

Office
(833) 873-2452

Email
joe.marzahl@arrowheadlandcompany.com

Address

City / State / Zip
Dallas, TX 75248

NOTES

NOTES

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/