

**Mannsville Commercial Lot**  
0000 N Grand Rd  
Mannsville, OK 73447

**\$33,540**  
5.59± Acres  
Johnston County



**Mannsville Commercial Lot**  
**Mannsville, OK / Johnston County**

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**SUMMARY**

**Address**

0000 N Grand Rd

**City, State Zip**

Mannsville, OK 73447

**County**

Johnston County

**Type**

Commercial, Lot, Business Opportunity

**Latitude / Longitude**

34.1973 / -96.8798

**Acreage**

5.59

**Price**

\$33,540

**Property Website**

<https://arrowheadlandcompany.com/property/mannsville-commercial-lot-/johnston/oklahoma/106719/>



## Mannsville Commercial Lot Mannsville, OK / Johnston County

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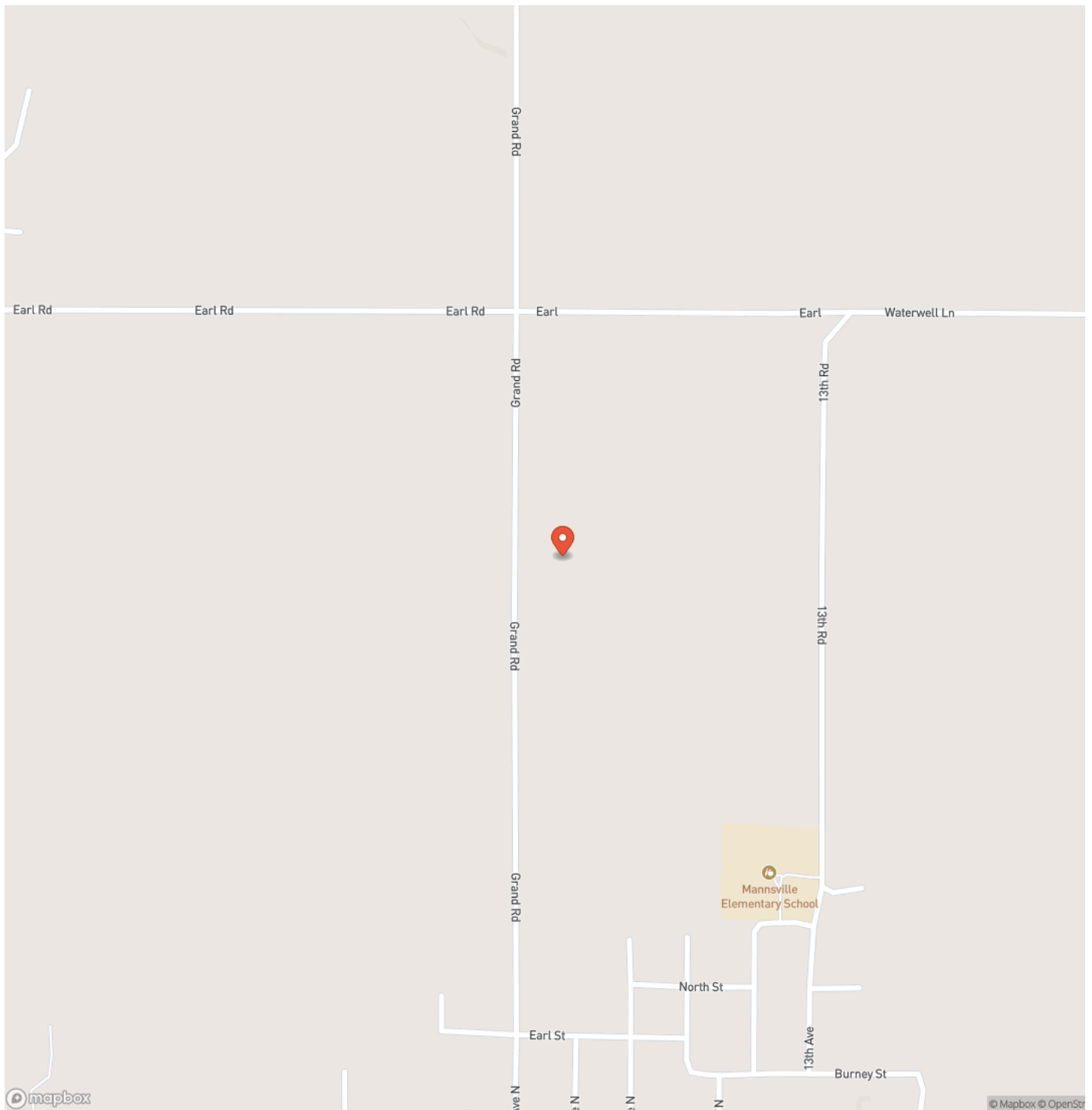
### **PROPERTY DESCRIPTION**

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](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.

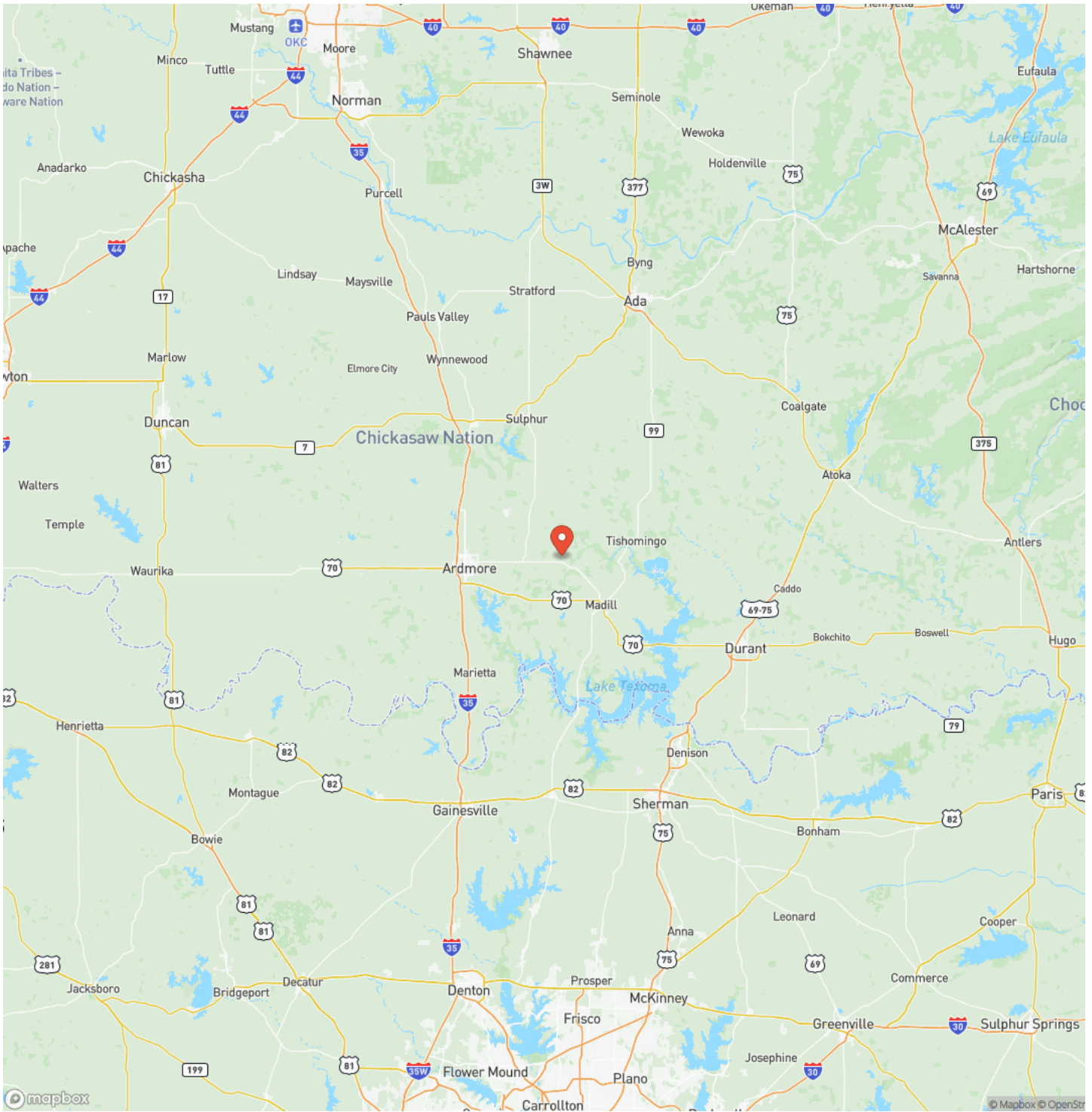
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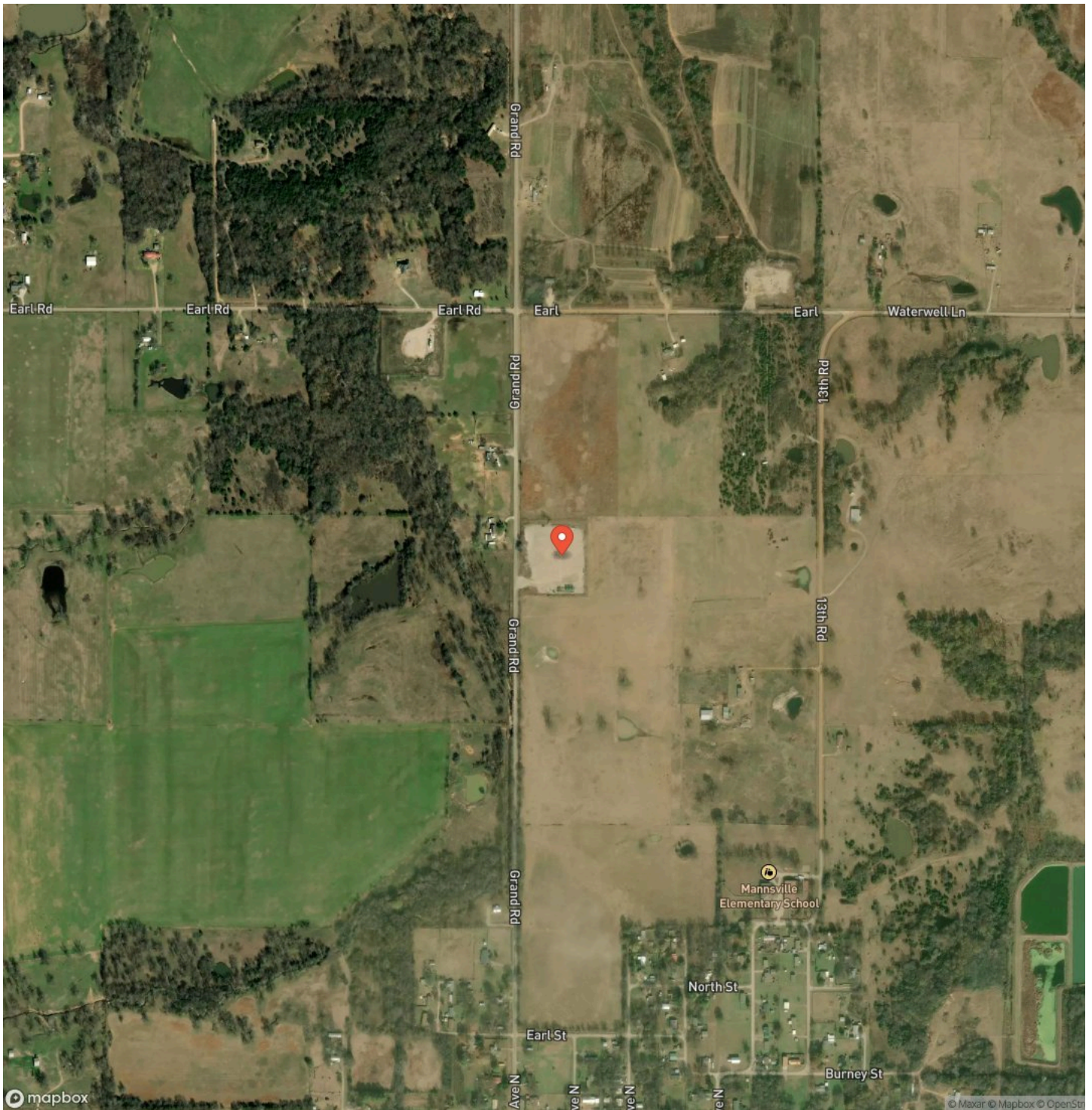
## Locator Map



# Locator Map



## Satellite Map







## **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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<https://arrowheadlandcompany.com/>

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