

Agent 360 Property View

Hwy 32, Marietta, OK 73448

Listing

Vacant Land Agent Full

0 Hwy 32 Marietta, OK 73448 List Price: **\$5,500,000**
 MLS#: **2207388** County: **Love** List Date: **03/11/2022** LP/SQ: **0**
 Status: **Coming Soon** School District: **Marietta (Love Co) - Sch Dist (A5)** TRS: **07S-01E-18** DOM: **0**
 Type: **Over 5 Acres** Subdivision: **Love Co Unplatted** CDOM: **0**
 Showing Start Date: **03/12/2022** Multiple Parcels: **No**

[Report A Violation](#)



General Information

Current Use: **Other** Cultivated: **0**
 Lt Sze-Sqft: **54,643,406** Timber: **0**
 Lot Dimen: **0** Pasture: **1,254.440**
 Road Frontage: **0** Acres: **1,254.44**
 Building: **None** Rd Surface: **0**
 Mineral Rights: **None** Trees: **Partial Coverage**
 Zoning: **C** HOA: **No**
 Fence: **Full, Other**
 Land Description: **Farm or Ranch, Fenced, Hunting, Livestock Allowed, Mobile Ready, Mobiles Allowed**

Legal: **W2&;W NE&;NW SE LESS S 260' OF NW SE&; LESS E 70' OF E SE SW(LESS 006) SEC 18 7S 1E WD 790/313 WD 790/330 & S2&; SW NW SEC 12 7S 1W WD BK 708/500 WD 790/313 WD 790/330 & N N NE SEC 13 7S 1W WD 708/500 WD 790/313 WD 790/330 (SEE BROKER COM)**

Remarks: **Beautiful 1254.44 acre ranch of highway frontage. Located on busy HWY 32 in Marietta, OK. High fencing of barbwire for cross fence and 12 gauge 8 foot around perimeter of property. You could build on this land, hunt on this land, grow on this land, etc. The possibilities are endless. Not far from the Texas border and casinos. Don't miss this one. Owner will subdivide.**

Recent: **03/11/2022 : CS : ->CS**

Listing Information

Accessibility Amen: **Other** Sewer: **None**
 Water Source: **Other**
 Utility Connections on Premises: **None**
 Area Amenities: **None**
 Census Tract: **None**
 HOA Mandatory: **No** HOA Fee: **None** HOA Fee Schedule: **None**

Taxes

Taxes/Tax Yr/Tax ID: **\$17,934/2021/**

Homestead: **None**

Finance/Warranty Information

Assumable Loan: **None** Loan Int Rate: **None** Non-Qualifying: **None** PITI: **None**
 Loan Type: **None** Lender Name: **None** Yrs Remaining: **None**
 Loan Balance: **None** Fin Opt/Used: **Negotiable/**
 Discount Pnts Buyer: **None** 1st Time Buyer: **None**
 Discount Pnts Seller: **None** Concessions: **None**
 Lakes & Rivers: **None**
 Lake/Water Amen: **None** Dist to Lake/River: **None**

Office and Showing Information

Listing Office: **Don Hobbs Real Estate (3501)** Office Phone: **(940) 736-5737** Accept Delivery: **Yes**
 Listing Associate: **Cami Hobbs (182018)** Contact Phone: **(940) 391-1614** Corp/Relocate: **No**
 Company OREC #: **78007** Listing Team Name: **None** Limited Service: **No**
 Owner: **None** Owner Phone: **None** Short Sale: **No**
 Compensation: **3%** Flood Notice Req: **No** Lender Owned: **No**
 OREC Disclosure Type: **None** Occupied: **No** Original List Price: **\$5,500,000**
 List Agreement Type: **Excl Right to Sell** Keybox Type: **None**
 Showing Contact: **ShowingTime** Possession: **At Closing**
 Warranty: **None**

Broker Remarks: **The last legal description is LOTS 3 & 4 & E SW &; W SE &; E NW &; W E NE &; W E NE SEC 7 7S 1E WD 708/500 WD 790/313 WD 790/330..Parcel 0000-07-07S-01E-004-00, 0000-13-07S-01W-0-003-00, 0000-12-07S-01W-0-002-00, 0000-18-07S-01E-0-004-00**

Directions: **GPS**

Firm Only Remarks

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