



\$1,327,725.00

## 19018 SIMPSON RD, MADILL, OK 73446, USA

<https://sparlinrealty.com>

- Land
- Active

PRICED REDUCED!! Great commercial property location by the Super Walmart store at South edge of Madill. 75.87 acres mol. has super development possibilities. There could be residential housing, strip malls, individual stores, auto dealerships, shops or restaurants. Motivated sellers, developers make us an offer.



### Basics

**Category:** Land

**Lot size:** 3304897 sq ft

**Lot Size Acres:** 75.87

**County:** Marshall

**Status:** Active

**Subdivision Name:** Marshall Co Unplatted

**DaysOnMarket:** 1

### Amenities & Features



**Fencing:** BarbedWire,Partial

**Waterfront Features:**  
BoatRampLiftAccess

**Utilities:** NaturalGasAvailable,Other,PhoneAvailable

**Sewer:** PublicSewer

## School Information

**Elementary School District:** Madill - Sch Dist (MA1)

**High School District:** Madill - Sch Dist (MA1)

## Miscellaneous

**Community Features:** Marina

**Permission:** IDX

**List Office Name:** Lake Texoma Real Estate Compan

**Possession:** CloseOfEscrow

## Fees & Taxes

**Tax Annual Amount:** \$300.00

**Tax Year:** 2022

