

MIDWEST LAND GROUP PRESENTS

160 ACRES

MARSHALL COUNTY, OK

24572 ROPER ROAD, MADILL, OKLAHOMA 73446



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIVATE 160 +/- ACRE OKLAHOMA HUNTING ESTATE NEAR LAKE MURRAY

Discover an exceptional opportunity to own 160 +/- acres in Southern Oklahoma, complete with a beautifully maintained 1,017 square foot home — ideal as a full-time residence, weekend getaway, or recreational retreat.

The thoughtfully designed home offers a comfortable and efficient layout with inviting living spaces, well-sized bedrooms, and large windows that bring in natural light and showcase scenic views of the surrounding countryside. It's the perfect balance of comfort and country charm.

For outdoor enthusiasts, this property truly shines. The acreage provides outstanding habitat for whitetail deer, offering excellent deer hunting opportunities with ample cover, natural travel corridors, and space to establish food plots or blinds. Whether you're a seasoned hunter or simply enjoy watching wildlife, this land delivers.

Located just minutes from Lake Murray State Park, Oklahoma's largest and one of its most popular state parks, you'll have easy access to boating, fishing, hiking, ATV trails, camping, and thousands of acres of additional outdoor recreation.

Even better, this private retreat is approximately 2 hours from the Dallas–Fort Worth Metroplex, making it an easy drive. Enjoy the peace and freedom of wide-open spaces without sacrificing convenience to city amenities.

Whether you're searching for prime hunting land, a recreational escape, or a legacy property to enjoy for generations, this rare offering checks every box.

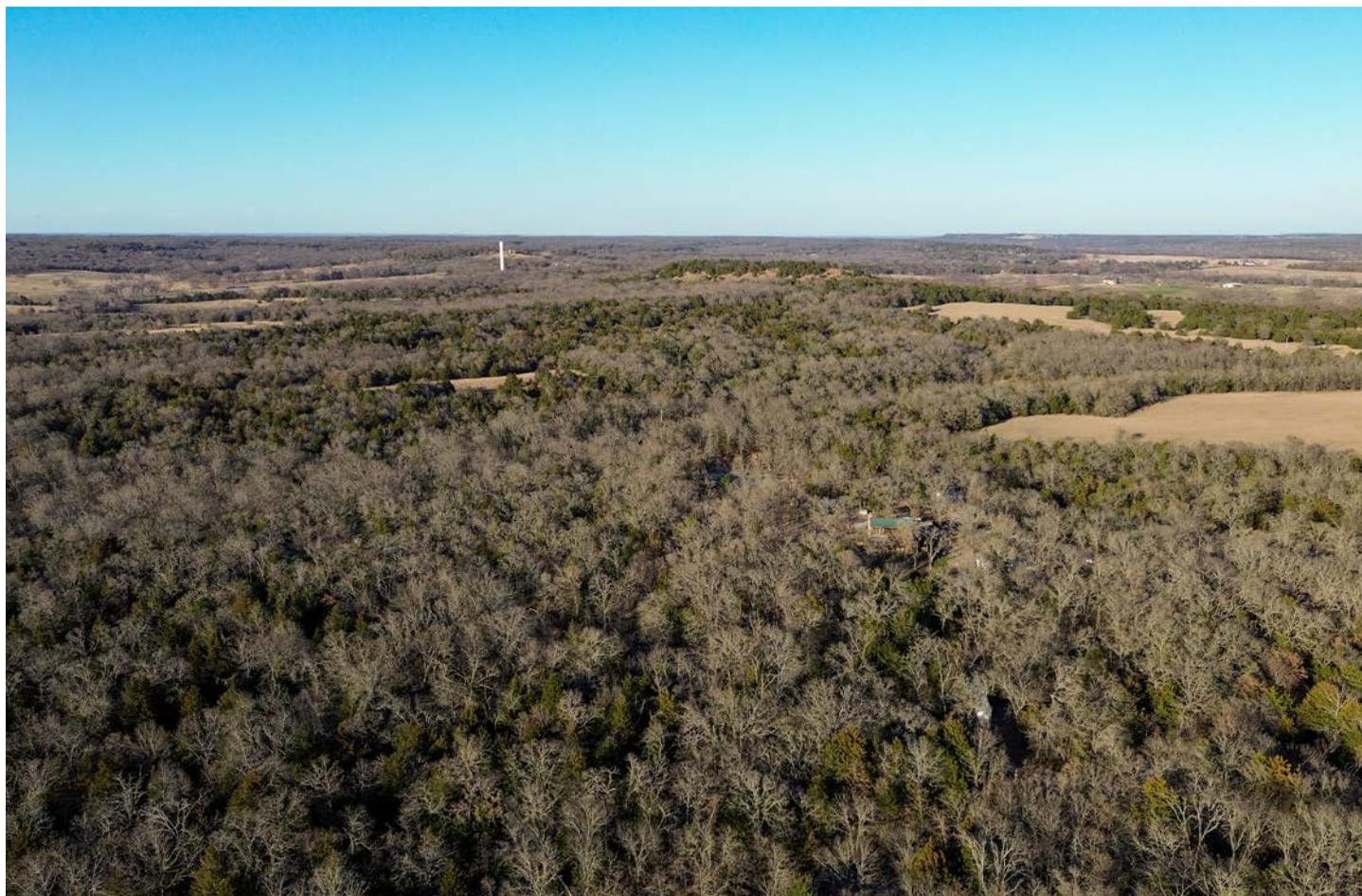
Schedule your private showing today and experience the possibilities firsthand.



PROPERTY FEATURES

COUNTY: **MARSHALL** | STATE: **OKLAHOMA** | ACRES: **160**

- 1,017 square foot home
- Rural water
- Well
- Reverse osmosis system
- 500-gallon propane tank
- Generac Guardian 22kw whole home backup generator
- Woodland Mills HM126 sawmill
- 27'x30' barn with attached 12'x27' lean to
- Below-ground storm shelter
- Wood-burning fireplace with blower
- Spray foam insulation
- Fully fenced backyard with privacy fence
- 40-foot insulated shipping container with electricity
- Chicken and goat pens
- Mini split units for heat/ac
- Septic system
- Seasonal pond
- Gated entrance
- Exceptional deer, turkey, and other wildlife
- 11 minutes to Lake Murray State Park Lodge
- 16 minutes to Madill
- 22 minutes to Ardmore
- 1 hour 40 minutes to Oklahoma City
- 2 hours to DFW Metroplex



1,017 SQUARE FOOT HOME

The thoughtfully designed home offers a comfortable and efficient layout with inviting living spaces, well-sized bedrooms, and large windows that bring in natural light and showcase scenic views of the surrounding countryside.



ADDITIONAL INTERIOR PHOTOS



27'X30' BARN & SHIPPING CONTAINER



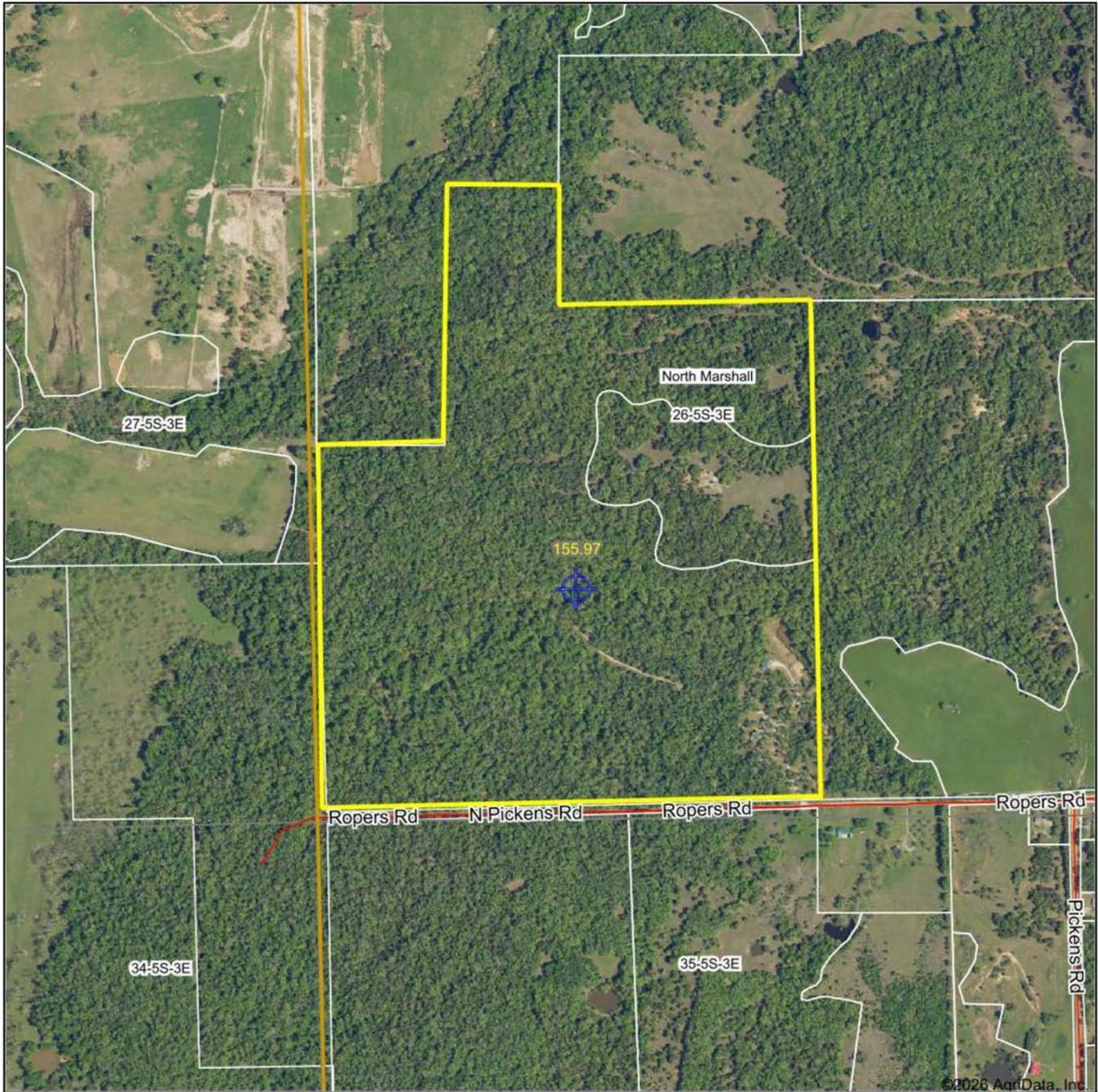
ADDITIONAL PHOTOS



TRAIL CAM PICTURES



AERIAL MAP



Boundary Center: 34° 5' 24.42, -96° 57' 49.48



Maps Provided By:



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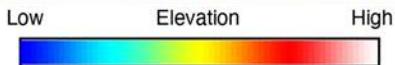
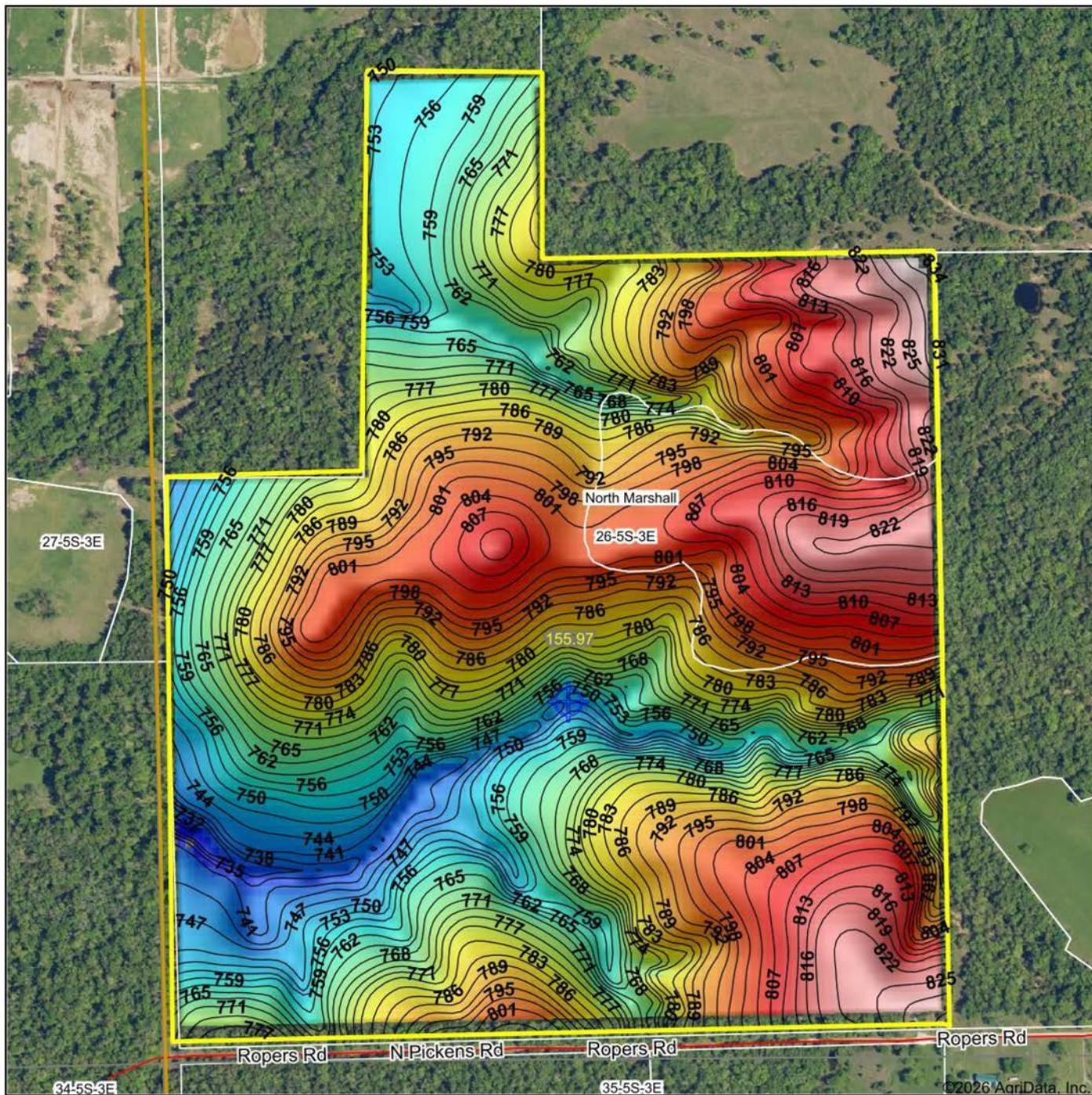
26-5S-3E
Marshall County
Oklahoma



2/20/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Source: USGS 10 meter dem

0ft 528ft 1056ft

Interval(ft): 3



Min: 728.7

Max: 834.6

Range: 105.9

Average: 782.1

Standard Deviation: 22.41 ft

26-5S-3E
Marshall County
Oklahoma

Boundary Center: 34° 5' 24.42, -96° 57' 49.48



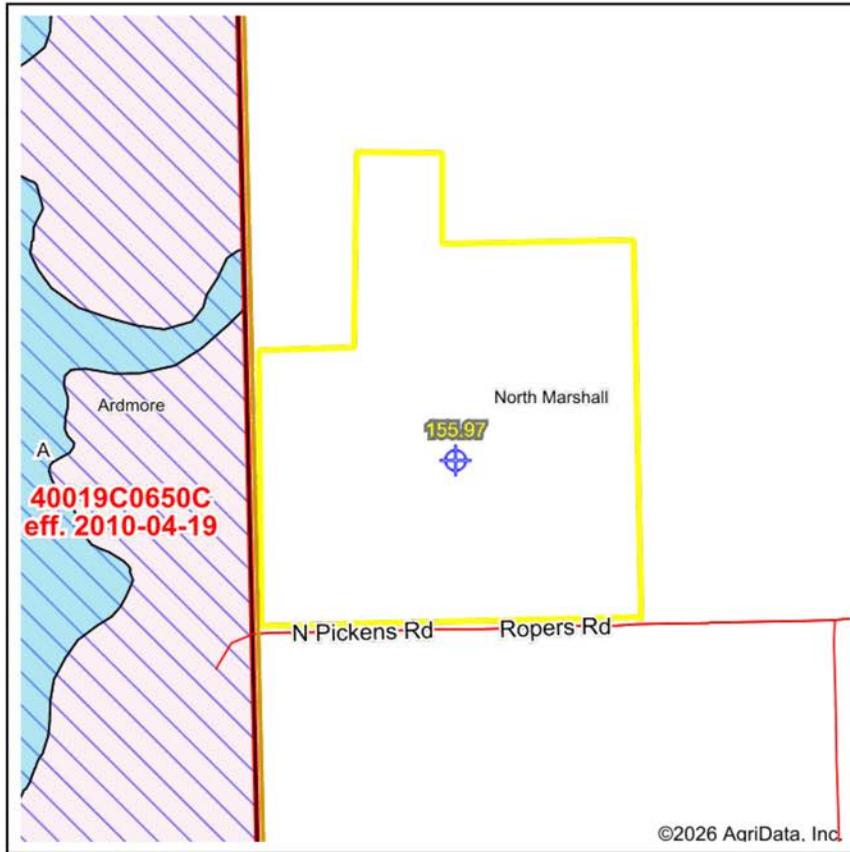
Maps Provided By



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Field borders provided by Farm Service Agency as of 5/21/2008.

FEMA MAP



Map Center: 34° 5' 21.55, -96° 57' 50.51
 State: OK Acres: 155.97
 County: Marshall Date: 2/20/2026
 Location: 26-5S-3E
 Township: North Marshall



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
Total				0	0%
Map Change	Date	Case No.	Acres	Percent	
No			0	0%	
Zone	SubType	Description	Acres	Percent	
Total				0	0%
Panel	Effective Date	Acres	Percent		
Total				0	0%

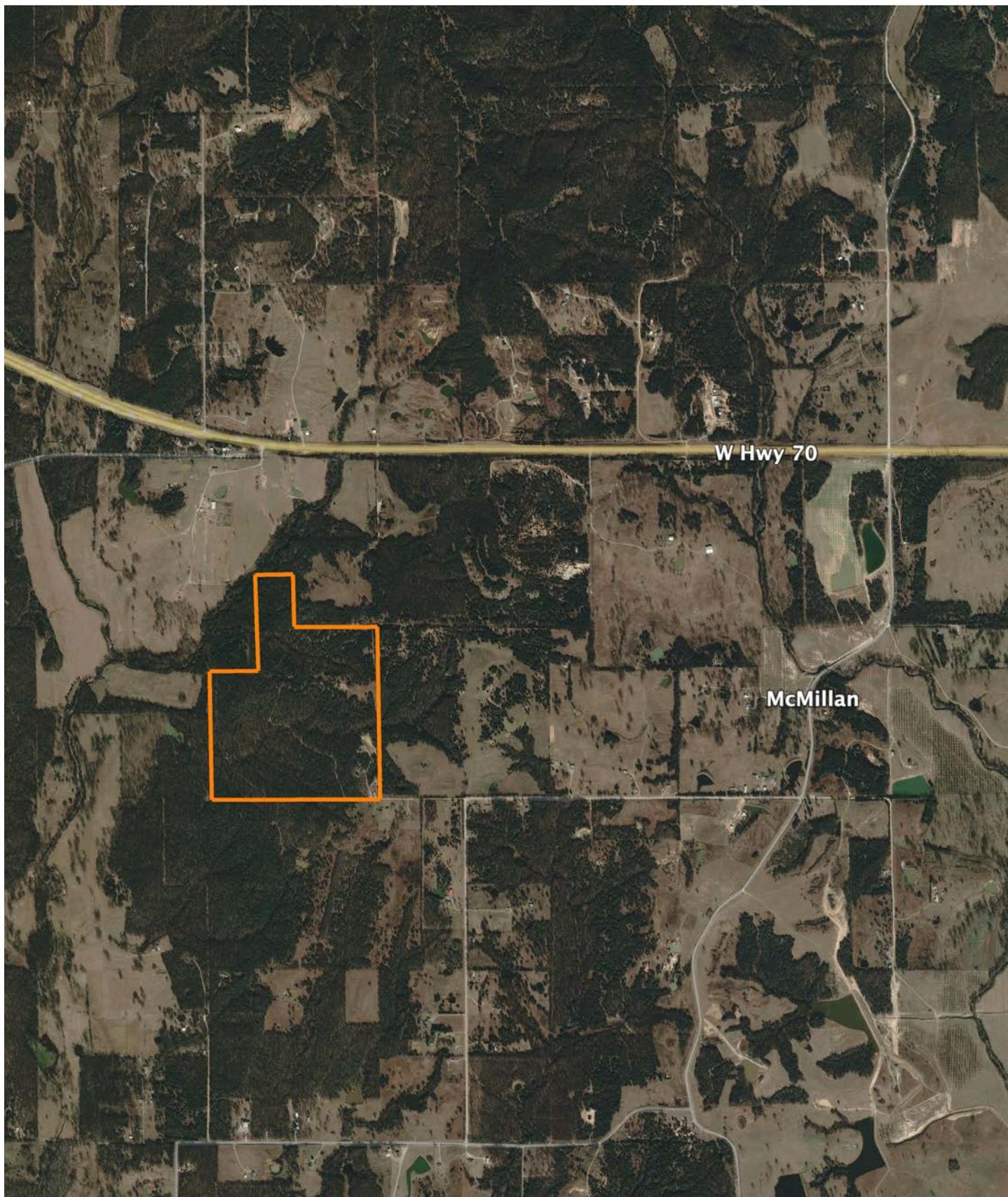
NOTICE!

It appears that your mapped area does not have digital FEMA information available to us.

[Click Here to search FEMA.gov](#)

for the non-digitized flood maps for this area.

OVERVIEW MAP



AGENT CONTACT

Born and raised in Temple, Oklahoma, and now proudly calling Sterling home, Clay Hart brings a deep-rooted connection to the land and the people who depend on it. With a degree in Agronomy from Cameron University and a lifetime spent on the farm raising cattle, Clay's passion for rural life is woven into every part of who he is. From helping his kids show pigs to managing his own herd, his firsthand knowledge of agriculture translates into an unmatched understanding of land and its value.

Clay's professional background in the insurance industry sharpened his skills in service, communication, and client advocacy—traits he now uses to guide buyers and sellers through seamless land transactions. Whether it's a working cattle ranch or recreational hunting property, Clay brings integrity, reliability, and an unwavering commitment to his clients' goals.

As a proud member of the Frederick Lions Club and board member of Southeastern India Missions, Clay is deeply invested in his community. His clients benefit not only from his ag expertise and local roots but also from his personal mission to help landowners transfer property from one generation to the next. When you work with Clay, you're not just hiring a land agent—you're gaining a trusted partner.



CLAY HART, LAND AGENT
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