

42851 E County Road 1470

Lone Wolf, OK 73655

\$600,000

Lot would also be a great RV Park as it neighbors the Quartz Mountain State Park & Resort with Camping areas which are always full during the season. This property must be seen to appreciate the peaceful scenic views.

PROPERTY OVERVIEW

Just under 14 Acres of beautiful land nestled in the Quartz Mountain region of Southwestern Oklahoma. This land contains a red metal building that is 120' by 46' fully functional built out interior with full HVAC for a Cannabis Grow. Greenhouse is nearly 4,000 Square foot that needs repair with a cost of \$9,000. 3 RV spots, 4 car garage, and a double wide 2024 mobile home that sits in the back of the lot.

The property can be used as a Cannabis Grow and Processing facility. OMMA Licenses are available for sale as well. The building could have several other uses as well and has a full size bar which the owner kept from it's honky tonk bar days as a gather place for employees.



STEVEN HAKES

Executive Managing Director
MetroPros Commercial

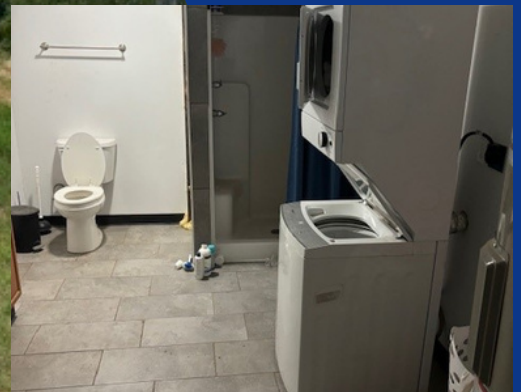
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OFFERING OVERVIEW



Listing Price	\$600,000
Lot Size	13.37 AC
Price / AC	\$43,700
Property Type	Land
Property Subtype	Commercial
Proposed Use	Mixed Use
No. of Lots	1

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