

13.73 ACRES OF COMMERCIAL LAND

**42851 E COUNTY ROAD 1470**

**LONE WOLF, OK 73655**



**OFFERING MEMORANDUM**



**STEVEN HAKES**  
steve.hakes@metroproscommercial.com | www.metroproscommercial.com  
214-421-5769



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# PROPERTY DESCRIPTION

## 42851 E COUNTY ROAD 1470 LONE WOLF, OK 73655

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.

### PROPERTY DETAILS

<b>Property Address</b>	<b>42851 E County Road 1470</b>
<b>City, State, Zip</b>	<b>Lone Wolf, OK 73655</b>
Price	\$599,000
Price / AC	\$43,700
Sale Type	Investment
No. Lots	1
Property Type	Land
Property Subtype	Commercial
Proposed Use	Mixed Use
<b>Total Lot Size</b>	<b>13.73 AC</b>





















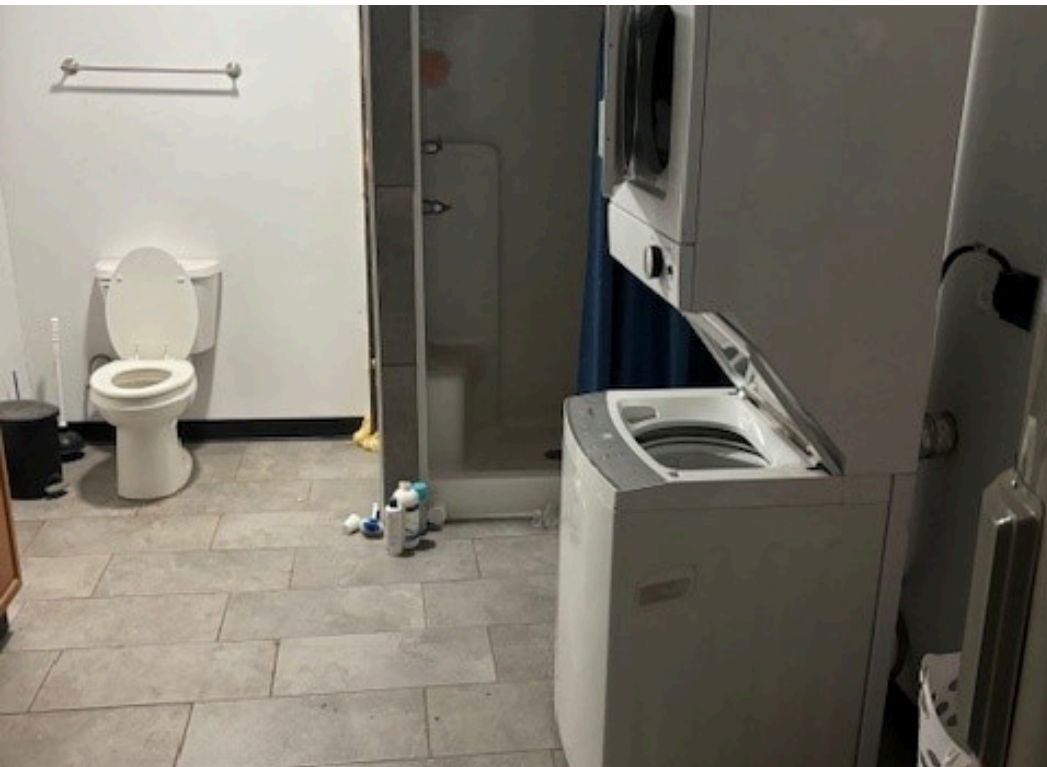














# LOCATION OVERVIEW



**SUBJECT PROPERTY**



## **42851 E COUNTY ROAD 1470**

- Nearly 14 acres of land in the Quartz Mountain region of Southwestern Oklahoma
- Features a red metal building (120' by 46') with a fully functional built-out interior and full HVAC for a cannabis grow operation
- Greenhouse (nearly 4,000 square feet) needs repair, estimated cost: \$9,000
- Includes 3 RV spots, a 4-car garage, and a double-wide 2024 mobile home at the back of the lot
- Suitable for a cannabis grow and processing facility; OMMA licenses available for sale
- Building includes a full-size bar from its previous use as a honky tonk bar
- Potential for several other uses
- Ideal for an RV park, neighboring Quartz Mountain State Park & Resort with frequently full camping areas



# LONE WOLF, OK

**Lone Wolf** is a town in Oklahoma with a population of 437. Lone Wolf is in Kiowa County. Living in Lone Wolf offers residents a rural feel and most residents own their homes.



POPULATION  
**437**



MEDIAN HOME VALUE  
**\$70,900**



MEDIAN RENT  
**\$467**



MEDIAN HH INCOME  
**\$37,361**



**8** WALK  
SCORE



**31** BIKE  
SCORE

<https://www.niche.com/places-to-live/lone-wolf-kiowa-ok/>  
<https://www.walkscore.com/score/2025-e-lone-wolf-ave-stillwater-ok-74075>



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