

Agent 360 Property View

202 N Ashwood, Marietta, OK 73448

Listing

Commercial Sale Agent Full

202 N Ashwood Marietta, OK 73448-1936				List Price: \$369,900
MLS#: 2620715	County: Love	List Date: 06/08/2026	LP/SQ: \$192	DOM: 3
Status: Active	School District: Marietta (Love Co) - Sch Dist (A5)	TRS: 07S-02E-20	CDOM: 0	
Type: Recreational	Subdivision: Marietta Ot			

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General Information

Permitted Use: Other	SqFt: 1920/CH
# Stories: 1.0 Acres: 1.67	SqFt2:
Rooms: 0 Lt Sze-Sqft: 72,585	SqFt3:
Year Built: 1985/Court House	Restrooms:
Location: 	Under Const:
Roof: Alum / Metal	
Taxes/Tax Yr/Tax ID: \$1,715/2025/1040-00-095-001-0-000-	
Legal: LOTS 1-2-3 & 5 BLK 95 MARIETTA CITY DECREE 636/474	

Recent: **06/11/2026 : NEW**

Remarks

Remarks: **Own an entire city block in the heart of Marietta, Oklahoma, and unlock endless possibilities with this one-of-a-kind investment opportunity. Rich in history and character, this remarkable property was once a thriving feed store where grain was ground onsite. Today, the stunning wood-frame barn offers over 6,000 square feet of rustic charm and authentic craftsmanship, creating the perfect backdrop for a wedding venue, event center, market space, or destination gathering place. The possibilities don't stop there. Also included is a beautifully renovated 3-bedroom, 2-bath home currently operating as a successful VRBO, generating approximately \$125 per night in rental income. Guests love the convenient location just minutes from WinStar World Casino, championship golf courses, and Lake Murray, making it a desirable destination year-round. With additional land available for expansion, you have the opportunity to build more vacation rentals, custom homes, cabins, or create a larger hospitality venture. Whether you're an investor, entrepreneur, event venue operator, or someone with a vision, this property offers multiple streams of income and unlimited potential. Properties with this much history, character, acreage, and opportunity rarely become available. Come experience the charm, imagine the possibilities, and see why this unique property could be the foundation of your next successful venture**

Listing Information

Foundation: Slab	Fence: None
Floors: Concrete, Laminate	Exterior Features: None
Construction: Concrete	Lease Type:
Census Tract: 	

Features & Utilities

Water: City	Sewer: City
Heating: Electric/Central	Cooling: Central AC
Energy: Ceiling Fans, Programmable Thermostat	
Interior: Dry Bar, Floored Attic, Satellite Dish Wired, Smoke Detector	
Utility Connect Avail: None	

Finance/Warranty Information

Assumable Loan: No	Loan Int Rate: 	Non-Qualifying: 	PITI:
Loan Balance: 	Fin Opt/Used: Conventional, Other/		

Office and Showing Information

Listing Office: Riley & CO Real Estate Group (4009)	Office Phone: (580) 276-6567	Accept Delivery: Yes
Listing Associate: Cami Hobbs (182018)	Contact Phone: (940) 391-1614	Corp/Relocate: No
Associate Lic #: 182018	Company OREC #: 208210	
Listing Team Name: 	Limited Service: No	
Owner: Rusty Magnolia Event Venue & Stay Llc	Owner Phone: 	Short Sale: No
	Flood Notice Req: No	Lender Owned: No
OREC Disclosure Type: 	Occupied: No	Original List Price: \$369,900
List Agreement Type: Excl Right to Sell	Keybox Type: Combo	
Showing Contact: Call Agent	Possession: At Closing	

Broker Remarks: **Property also includes an extra lot (Lot 4). Legal for Extra Lot: "LOT 4 BLK 95 MARIETTA CITY LOT SIZE 150'X 95' DECREE 636/474" Lot 4 is .3271 ac Property contains the old Marietta Feed Mill.**

Directions: **From I-35 Marietta Exit: Travel East approx 1/2 mile to Stop sign. Turn Right on HWY 77/32. Travel South on 77/32 approx. 1/2 mile, Turn left on HWY 32. Travel approx. 1 mile East through downtown and across the railroad tracks. Turn left on N Ashwood Ave. In approx 1/4 mile property will be on your right. From East of Marietta: Turn right on N. Ashwood before railroad tracks, travel approx. 1/4 mile property will be on your right.**

Firm Only Remarks

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