



WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# Accredited Land Brokers Team Brokered by EXP Realty

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

## Boondockers Landing River Resort-SKB

## \$935,000.00



### Property Highlights

**Acreage:** 62 acres

**Location:** 3.5 hrs. from Dallas, Tulsa & Little Rock

**Closest Town:** Smithville, OK

**Access:** County road

**Taxes:** \$4,307.00

**Topography:** Flat to rolling with 3 prominent elevations

**Improvements:** Cabin, Rec. Hall, pool, shop, guest house

**Home Sqft:** 1454

**Bedrooms:** 3

**Baths:** 2

**Forage:** Clovers, Bermuda Grass, Bluestem, Bouteloua

**Water:** 3/4 mi. River frontage & 1000' creek frontage

**Wildlife:** Whitetail deer, Bald Eagles, Otters, Squirrel

**Utilities:** Rural water, septic systems, electricity, 2 wells

**Development Potential**  
Exceptional River-Front!

“No man ever steps in the same river twice, for it’s not the same river and he’s not the same man.” – Heraclitus For life changing moments come experience this amazing Mountain Fork River Resort property. Loaded with possibilities, you can choose your course, whether nature hikes, river rafting, kayaking, floating, fishing. Perhaps sunbathing by the in ground pool with your favorite story, or sipping coffee as the sun rises is more your style. The possibilities to experience the regenerative power of nature are numerous. This retreat is well suited to either a private get away, with the option of leasing RV spaces for income, or with the six-inch rural water line to the property the ways to develop the land are limited only by your imagination. Beautiful cabin sites are available overlooking the river, construct a zip-line, or ropes course. You could also do outdoor concerts on the banks of the Mountain Fork. The 62 acres affords so many opportunities for enjoyment. The home features 3 bedrooms, 2 baths, and open concept kitchen/living/dining area. The living area boasts a stone fireplace with glass doors that provide walk out to the enormous deck that surrounds the home and protrudes out over the river for one-of-a-kind out door living experiences. There are 26 RV pads in place, with water and electricity, in a park-like setting with mature hardwoods and the ambiance afforded by being on the river bank.

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2020 All Rights Reserved

**Sandy Brock Bahe**  
Accredited Land Brokers Team Brokered  
by EXP Realty  
**918-470-4710**