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Your Brand for Ranch & Trophy Properties

World Class Ranches Team Brokered by EXP Realty

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

Boondockers Landing River Resort-SKB

\$935,000.00



“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.

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!

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