



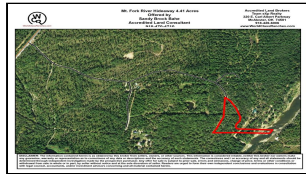
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Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

**Mt. Fork River Hideaway-SKB**

**\$100,000.00**



Beautiful 4.41 wooded acres on Mt. Fork River! There is already a road to the property and electricity. It is rare to find Mt. Fork River property available for purchase, but you have the opportunity to pick up this gorgeous land with ownership actually going into the river. Located about three hours from Dallas, TX and about 20 minutes north of Hochatown, Oklahoma. The property is suitable for a weekend get-a-way or a primary retreat where you can live "on vacation" every day! Many activities are available in the area: River sports like canoeing, rafting, fishing, or swimming. Outdoors activities such as hiking, 4-wheeling, or hunting. With beautiful Broken Bow Lake and Beaver's Bend State Park also about 20 minutes away, the opportunity to enjoy all the water sports on the lake, attend festivals at the Park, or any of the many shopping, dining and entertainment venues at Hochatown. The Fall offers Fall Foilage Tours up Highway 259 through the Oklahoma Foothills and renowned scenic Talimena Skyline Drive is within a 45 minute drive. There are also many other lakes and rivers in southeast Oklahoma to enjoy. Don't miss this unique opportunity, call now: Sandy Brock Bahe 918-470-4710 or Toll Free at 844-WCR-LAND.

## Property Highlights

**Acreage:** 4.41 Acres

**Location:** 3 hrs. to Dallas, 20 min. N. of Hochatown, OK

**Closest Town:** Smithville, OK

**Access:** County road, and deeded easement

**Taxes:** \$367.49

**Topography:** Gently rolling forest to river

**Improvements:** Electricity, road

**Wildlife:** Whitetail deer, turkey, squirrels, and other

**Utilites:** Electricity

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