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World Class Ranches Team Brokered by EXP Realty

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

Broken Bow Home and 20 Acres

\$965,000.00



This 20 acres is sited in an exceptional location for development potential. Located in both Opportunity and HUB Zones! Rural water, electricity, natural gas are already in place. Google Maps is already routing tourist traffic past the property in route to Hochtownt, Oklahoma. Hochtownt is touted as the second fastest growing tourist destination in the U. S. currently. By end of year 2023 the Choctaw Nation is scheduled to have completed a \$165,000,000 Casino and Resort at Hochtownt to employee approximately 400 people. The entertainment and resort is planned to include a four-story, 202,000 square-foot 100-room hotel, and 600 slot machines. The property features a 3000+ square foot home with cathedral ceilings, an opulent Owners' Suite, and huge bathroom, and a guest bedroom on the first floor. Also featured is a large kitchen, huge breakfast bar, and oversized laundry room, and large Half bath. A floor to ceiling stone two-sided fireplace is sited between the living room and the kitchen/dining area. The house features an open concept design. There is also one bedroom upstairs. Other amenities include two shops, a large barn with horse stalls, fencing and cross-fencing, and a pond for livestock water. The property is serviced with rural water, electricity, natural gas, and a septic system. Pipe fencing along the paved county road frontage gives nice curb appeal to the ranchette. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at

Property Highlights

Acreage: 20 Acres

Location: 3 hours N of Dallas; 2.5 NW of Shreveport, LA

Closest Town: Broken Bow

Access: Paved County Roads

Taxes: \$566.95/year

Topography: Flat to very gently rolling

Improvements: Home, Barn, Shops, Pond, Pipe & Wire Fencing

Home Sqft: 3000

Bedrooms: 3

Baths: 2.5

Forage: Bermuda, and native grasses

Water: Pond

Utilities: Rural Water, Electricity, natural gas

Development Potential
Opportunity zone, utilities

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