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# World Class Ranches Team Brokered by EXP Realty

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

**Broken Bow Development 170 acres**

**\$5,525,000.00**



This 170 acres is located at the gateway to Hochatown, Oklahoma, just northwest of Broken Bow. The development boom is in full swing and the opportunities are tremendous. Broken Bow is touted as being the 2nd fastest growing tourist destination in the U. S. and is a popular destination for visitors from many surrounding and distant states. Current census has available rentals at 1800, up from 600 in 2018. The majority of these rentals are well appointed with hot tubs, shuffleboard, grills, decks, fire pits, fireplaces and other amenities. The terrain is flat to gently rolling and conducive to pad site preparation without a lot of additional leveling or fill work being needed. Large hardwoods add character, appeal to the property, and provide privacy breaks. There are also open grass areas amenable to commercial or entertainment venue development without having to clear timber. Gravel on the land could be used for road construction or pad site preparation. Five ponds are in place to add ambiance to multiple building locations. Yashau Creek meanders over 3,000 feet through the property providing additional scenic building sites or commercial locations overlooking this beautiful creek. The location is very convenient for visitors coming in from the south, east or west, as Google Maps is already directing traffic past the property from the west in route to Hochatown. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND.

## Property Highlights

**Price Per Acre:** 32,500.00

**Acreage:** 170 Acres

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

**Closest Town:** Broken Bow,  
OK

**Access:** Via paved county  
Road

**Topography:** Flat to gently  
rolling forests and meadows

**Improvements:** Fencing,  
ponds

**Water:** Yashau Creek, and  
four ponds

**Wildlife:** Whitetail deer,  
turkey, squirrels, dove, etc.

**Utilities:** Electricity, rural  
water

**Development Potential**  
Located in Hub Zone &  
Opportunity Zone

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