

Cottonwood RV Park
25338 US HIGHWAY 270
Woodward, OK 73801

\$490,000
6.420± Acres
Woodward County



Cottonwood RV Park
Woodward, OK / Woodward County

SUMMARY

Address

25338 US HIGHWAY 270

City, State Zip

Woodward, OK 73801

County

Woodward County

Type

Residential Property, Commercial, Business Opportunity

Latitude / Longitude

36.3687 / -99.3037

Dwelling Square Feet

2100

Acreage

6.420

Price

\$490,000

Property Website

<https://arrowheadlandcompany.com/property/cottonwood-rv-park-woodward-oklahoma/42911/>



PROPERTY DESCRIPTION

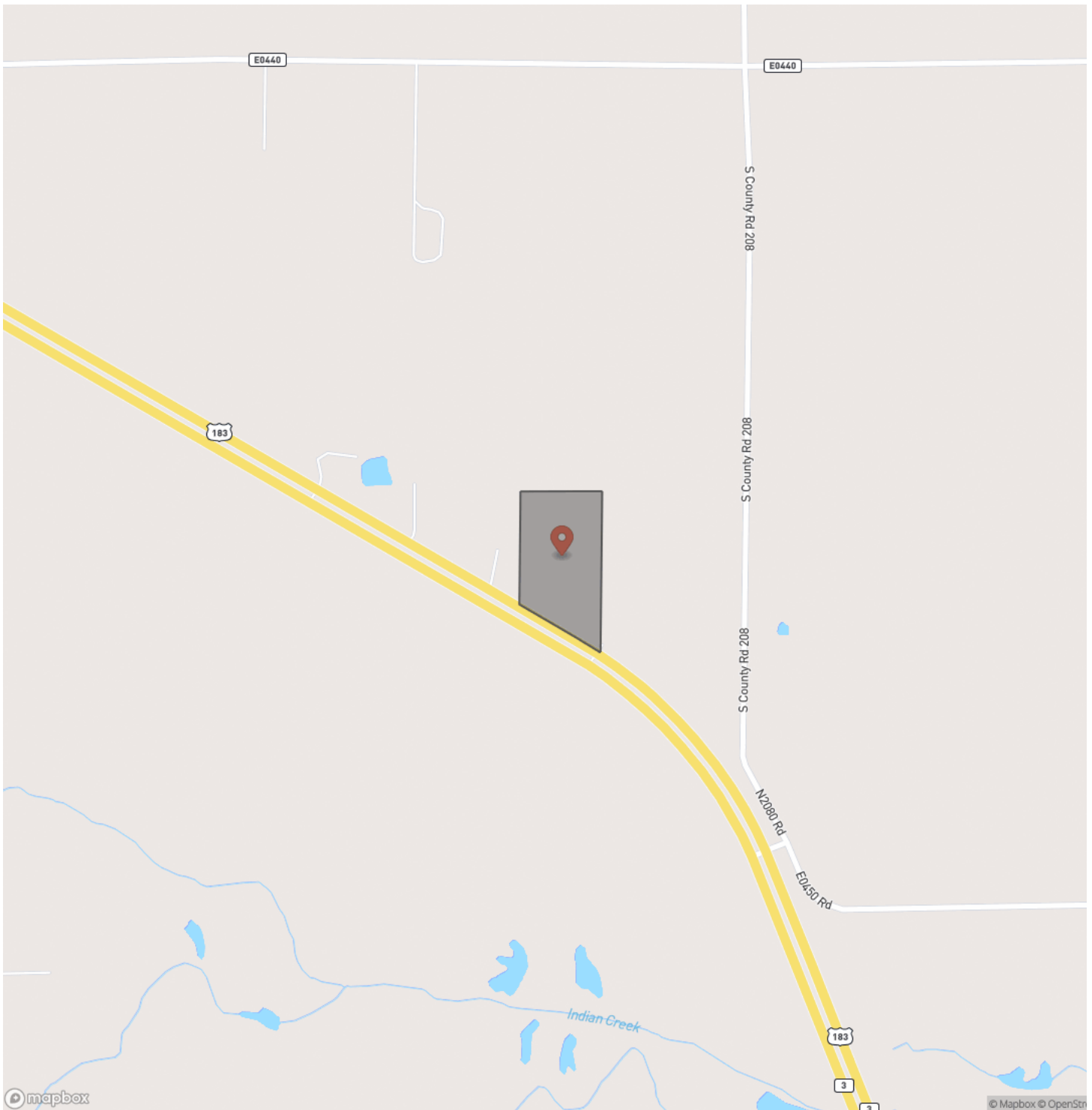
Fulfill your dream of owning your own lucrative business with Cottonwood RV Park located in Woodward, Oklahoma. This smooth running business is located on 6 acres m/l and includes 44 full hookup RV sites with submetered utilities. This park has room for expansion. The park is the only park in the area with mature shade trees which provide relief from those hot summer days, and high energy costs. The bathhouse and community center invites your guests in to utilize the facility whether it be for a relaxing movie night, competitive game of pool on the billiards style table, or to catch up on some much needed laundry. Another popular feature is the fenced in dog park where your customers and their companions can enjoy a relaxing stroll as the sun fades. In addition to RV site income, this property comes with an additional 2100+ sq ft home and a stand alone cabin that maintains a healthy stream of income year round. Speaking of space, there's no shortage of space in this park, as there are an additional 3 acres of development ground, and 2 storage buildings on site. Additional improvements the guests choose this park for, are the new frost free hydrants and picnic tables at each site, 3 storm shelters, and a great community of guests and staff. If you are looking to build your retirement portfolio or step into multi-family real estate as a large RV park owner, this package is sure to impress. Give Josh Claybrook a call @ [918-607-1006](tel:918-607-1006) , to talk through all the details this park has to offer you.



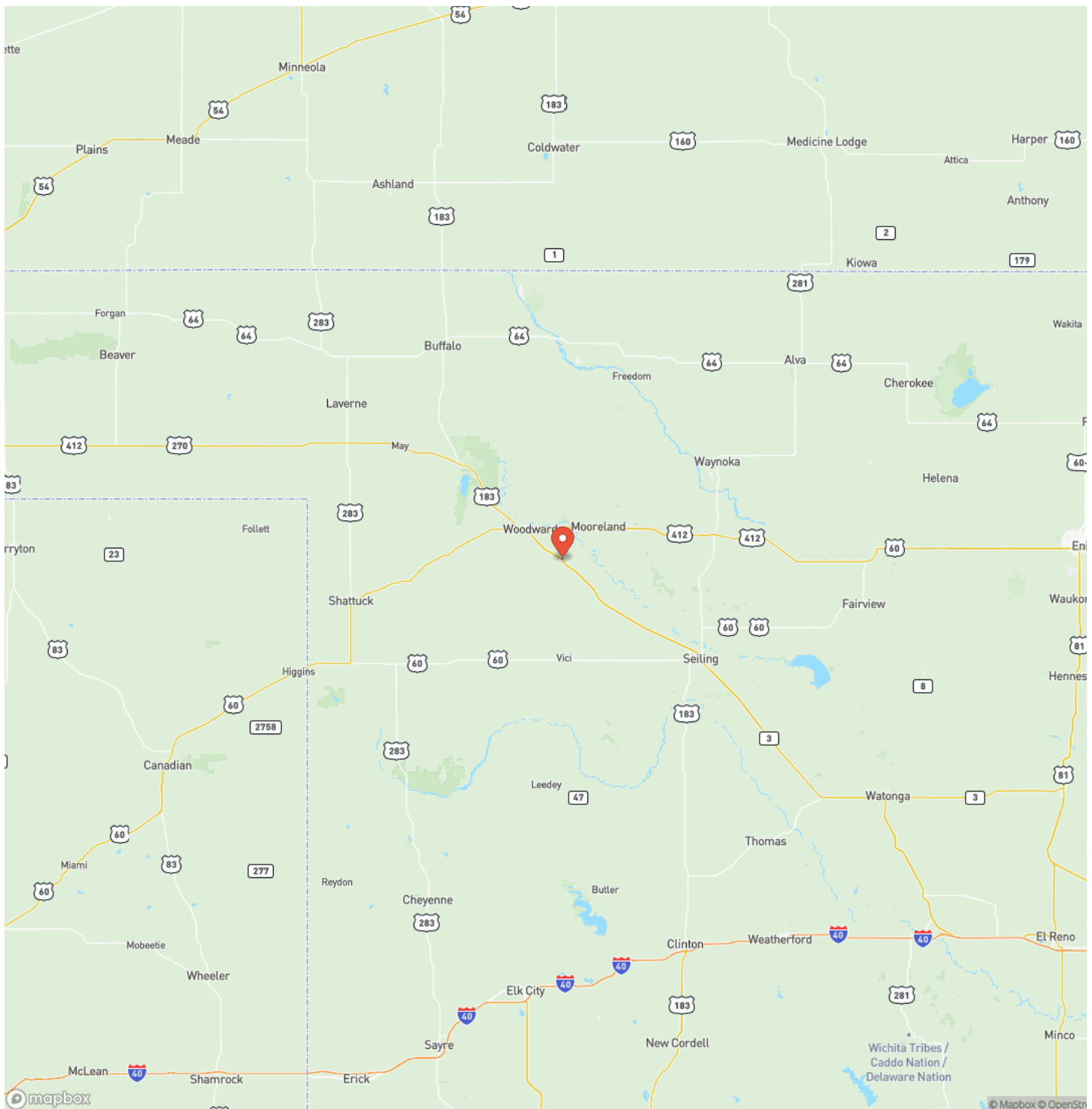
Cottonwood RV Park
Woodward, OK / Woodward County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Claybrook

Mobile

(918) 607-1006

Email

josh.claybrook@arrowheadlandcompany.com

Address

City / State / Zip

Sapulpa, OK 74066

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

