

Eagle Mountain Turn-Key Rental Cabin
137 Coffee Tree Trl
Broken Bow, OK 74728

\$650,000
1.200± Acres
McCurtain County



Eagle Mountain Turn-Key Rental Cabin

Broken Bow, OK / McCurtain County

SUMMARY

Address

137 Coffee Tree Trl

City, State Zip

Broken Bow, OK 74728

County

McCurtain County

Type

Recreational Land, Single Family, Lot, Residential Property, Timberland, Business Opportunity

Latitude / Longitude

34.183307 / -94.789119

Dwelling Square Feet

1330

Bedrooms / Bathrooms

2 / 2

Acreage

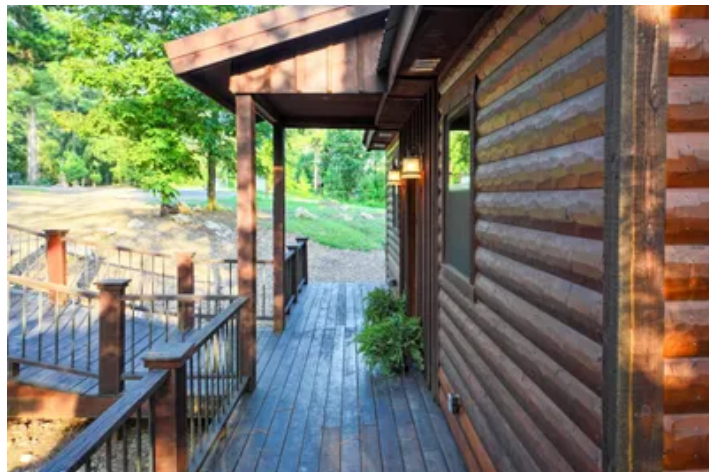
1.200

Price

\$650,000

Property Website

<https://arrowheadlandcompany.com/property/eagle-mountain-turn-key-rental-cabin-mccurtain-oklahoma/86691/>



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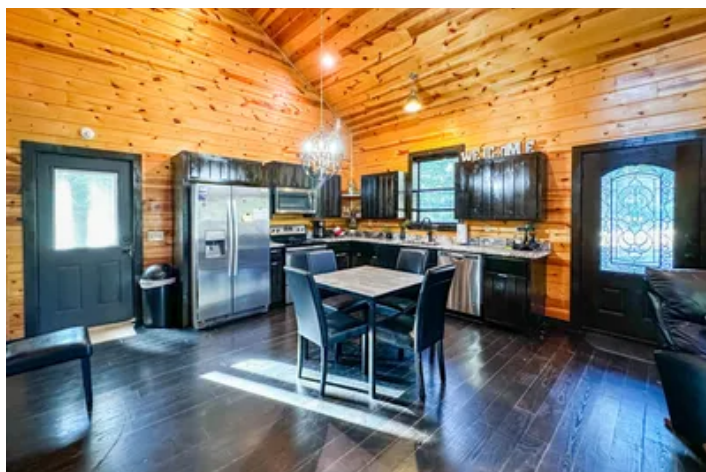
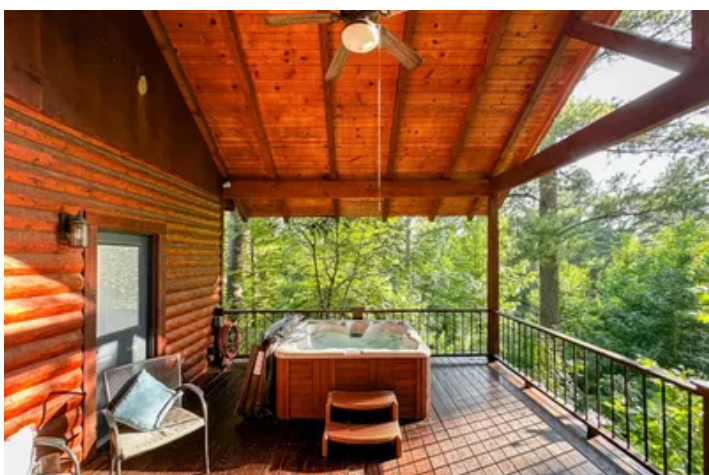
Broken Bow, OK / McCurtain County

PROPERTY DESCRIPTION

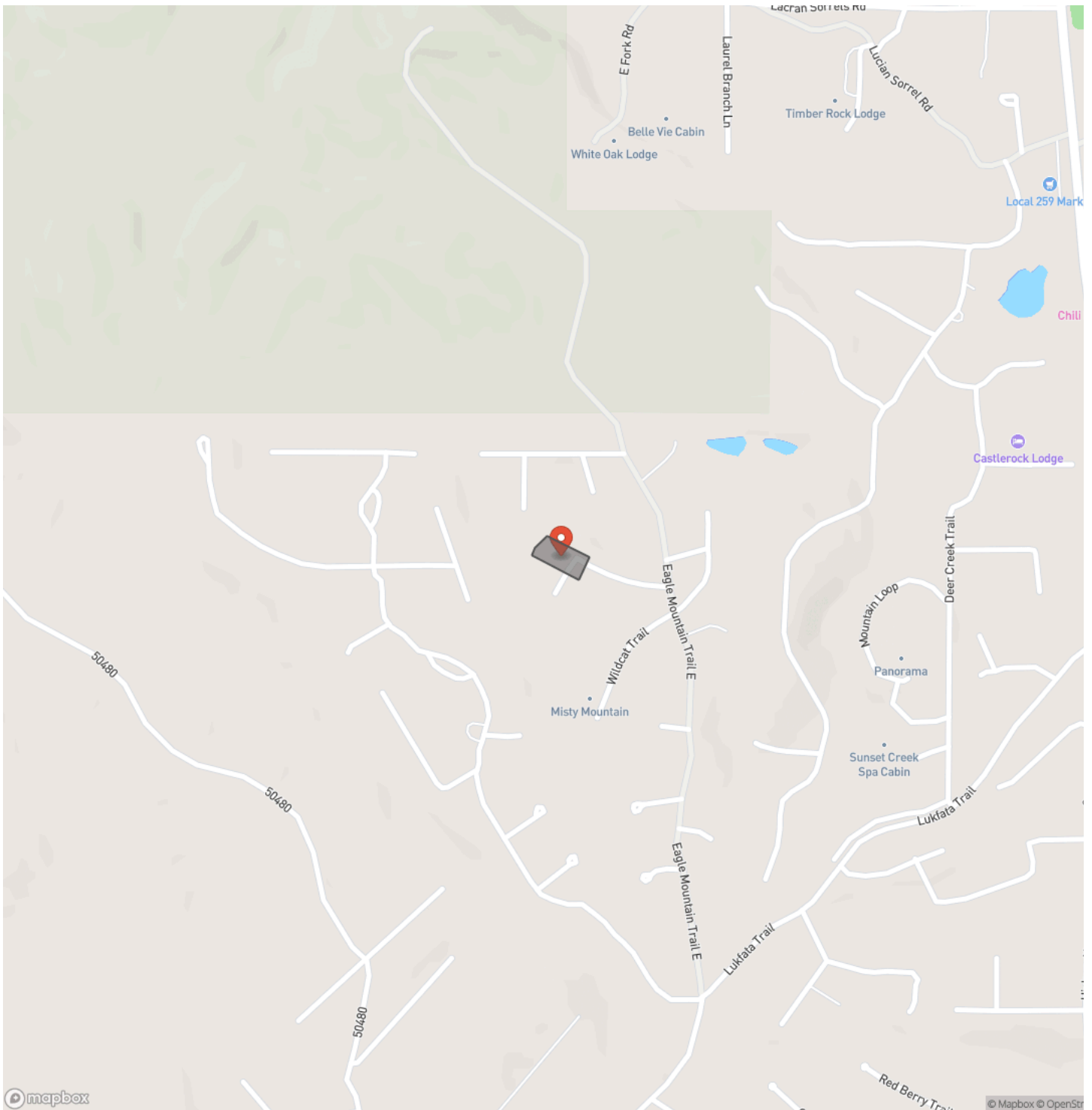
Escape to a nature's gem, a fully furnished, income-producing, 1,330 sq ft, 2-bed, 2-bath, luxury, custom log, short-term rental cabin in McCurtain County, Oklahoma! This property is set on a peaceful +/- 1.2 acre wooded lot, in the prestigious Eagle Mountain development area, near Broken Bow Lake and the vibrant town of Hochatown, Ok, situated just west of highway 259. Whether you are a savvy investor or someone seeking a personal escape in the pines, this custom-built, 2017 cabin offers unmatched value, comfort, and rental income potential. Step inside to a warm and inviting open-concept layout featuring vaulted knotty pine ceilings, dark-stained hard wood floors, and a gas fireplace in the main living area. The kitchen is a chef's dream with granite countertops, custom wood cabinetry, and stainless appliances, all centered around a stylish dining space ideal for entertaining guests. Washer and dryer are also included. The spacious primary suite includes a king bed, freestanding soaking tub, and direct access to a spa-style walk-in shower with stone flooring, built-in shelving, and rainfall showerhead. Upstairs, the second king suite offers ample privacy and forested views- ideal for guests, couples, or families. Enjoy the back deck which features a covered outdoor living area, complete with stone wood burning fireplace, a private hot tub overlooking mountain pines, and an outdoor grill and dining space. Broken Bow Lake, Beavers Bend State Park, and Mountain Fork River Access for kayaking and floats are all +/- 5 minutes from your front door! Camping, fishing, hiking, and boating are all at your fingertips. After an amazing day spent soaking in the great outdoors there are plenty of local attractions to choose from to experience Hochatown's wineries, breweries, live music, casino, restaurants, shopping, and more! This cabin is more than just another property- it's a proven income-producing asset and a gateway to the lifestyle Hochatown is well known for. Rental income financials available upon request with pre-approval or proof of funds. This beautiful cabin is conveniently located +/- 125 miles from Ft. Smith, Arkansas, 3 hours to the Dallas/Fort Worth International Airport (DFW), and only +/- 8 miles north of Broken Bow, Oklahoma via Highway 259. Don't miss this chance to own your very own mountain getaway in the heart of southeast Oklahoma! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Steve Horner at [\(918\) 859-0699](tel:9188590699).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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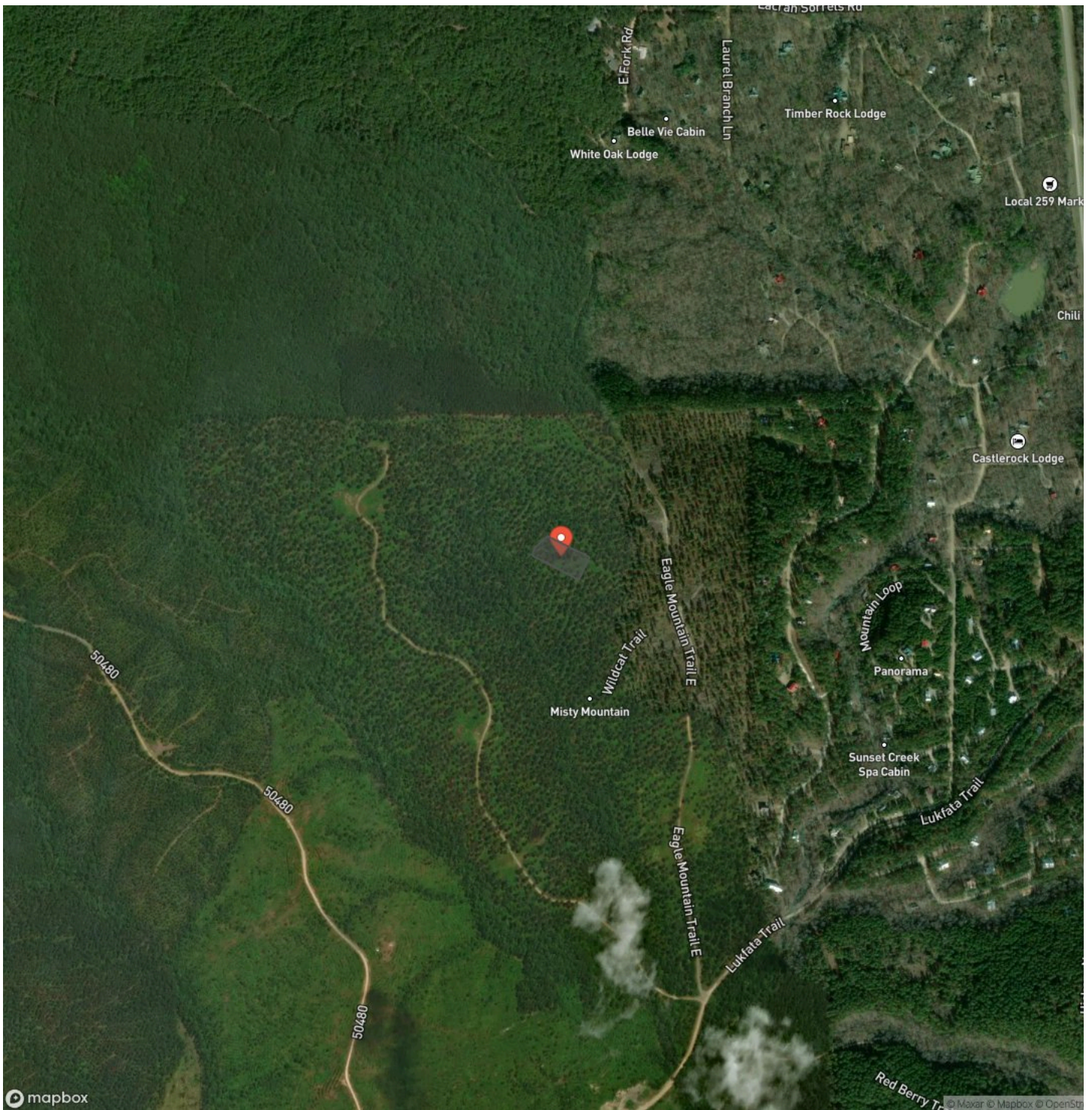
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



Representative
Steve Horner

Mobile
(918) 859-0699

Email
steve.horner@arrowheadlandcompany.com

Address
City / State / Zip

NOTES

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www.arrowheadlandcompany.com

DISCLAIMERS

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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.

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