

Lake Hudson Resort  
3486 E 480  
Pryor, OK 74361

**\$1,499,000**  
28.570± Acres  
Mayes County



**Lake Hudson Resort**  
**Pryor, OK / Mayes County**

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**SUMMARY**

**Address**

3486 E 480

**City, State Zip**

Pryor, OK 74361

**County**

Mayes County

**Type**

Recreational Land, Residential Property, Lakefront, Horse Property, Single Family

**Latitude / Longitude**

36.3208 / -95.194

**Dwelling Square Feet**

2100

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

28.570

**Price**

\$1,499,000

**Property Website**

<https://arrowheadlandcompany.com/property/lake-hudson-resort-mayes-oklahoma/42877/>

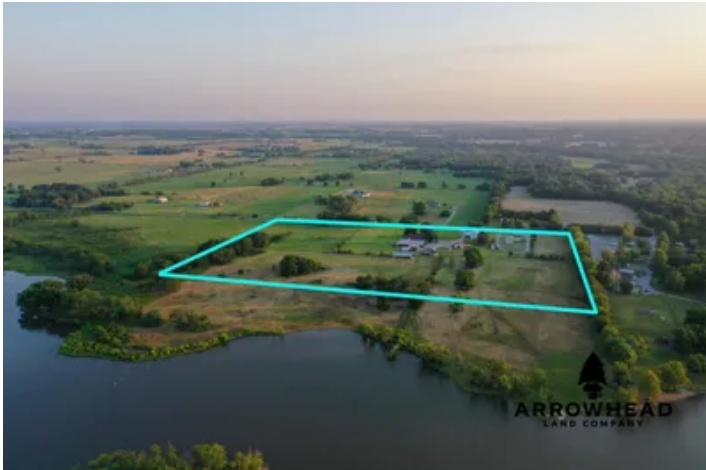


**PROPERTY DESCRIPTION**

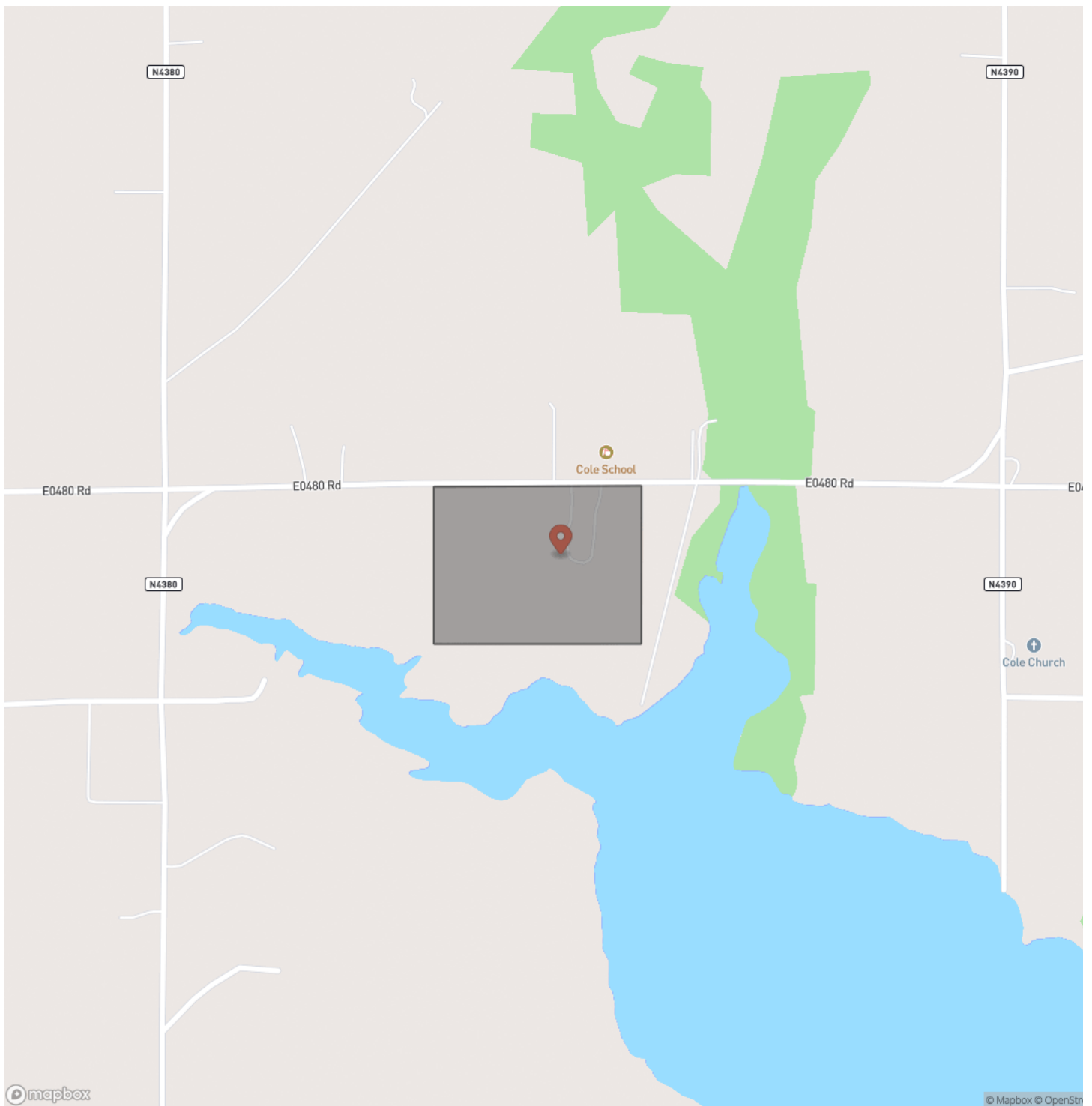
PRICE REDUCED! Welcome to an extraordinary opportunity to own your very own resort on the shores of Lake Hudson in Pryor, OK. Located 5 minutes from the Salina Highbank Speedway, and just 30 minutes from the soon to be American Heartland Theme Park, this 28 acre resort is sure to draw your attention. With an additional 12 acres of core land, and over 500 yards of breathtaking lake frontage, this resort boasts unparalleled access to the waters of Lake Hudson, complete with a convenient boat ramp for you and your clients' water adventures. Capitalize on your investment into this property by renting out the 30 RV sites that are producing income with both short and long term tenants, or with the one of a kind newly constructed Tiny Home. This VRBO opportunity is sure to draw top dollar with its impressive floor plan, and rooftop deck that's perfect for grilling out or enjoying breathtaking views of the lake. At the heart of the resort lies a beautifully updated 2100 sqft, 3-bed/2-bath home that exudes comfort. The home features a cozy fireplace, spacious bedrooms, impressive master bathroom, laundry room, mud room, and much more. The resort experience continues with a 2000 sqft community center, designed to foster togetherness and create lasting memories. This inviting space includes 2 bedrooms and 3 bathrooms, an open kitchen, and a flexible floor plan for gatherings of all sizes. Additionally, the community center boasts a 600 sqft shop and covered horse stalls, catering to horse enthusiasts and offering ample storage space for equipment. Your guests will have more than enough amenities to keep them entertained whether it be in the resort pool or enjoying a competitive round of golf on the 18-hole putt-putt course designed for guests of all ages. Equestrian enthusiasts will be thrilled to discover the extensive equestrian infrastructure already in place, including a round working pen, loafing shed, and additional enclosed stalls. For visionaries, you will quickly find amazing opportunities such as the 50 x 75 steel frame barn, which can easily be transformed into covered boat or RV storage, or further developed to accommodate your unique vision. For those looking to host unforgettable events, a remarkable 60' x 80' insulated and wired steel frame shop awaits. Featuring three 14' tall garage doors, this massive space provides the ideal setting for weekend reunions, weddings, motorhome storage, or other revenue generating opportunities. Embrace this rare chance to own a one-of-a-kind resort that promises to create cherished memories for all guests, and exceptional revenue and growth for years to come. This amazing resort comes with an impressive website, and everything you need to step into this resort as a new owner. Whether it's camping, glamping, or just lakefront living, this resort has it all. To discuss all this park has to offer, or for a private tour, call rural real estate specialist Josh Claybrook at [918-607-1006](tel:918-607-1006), <https://lakehudsonresort.com/>



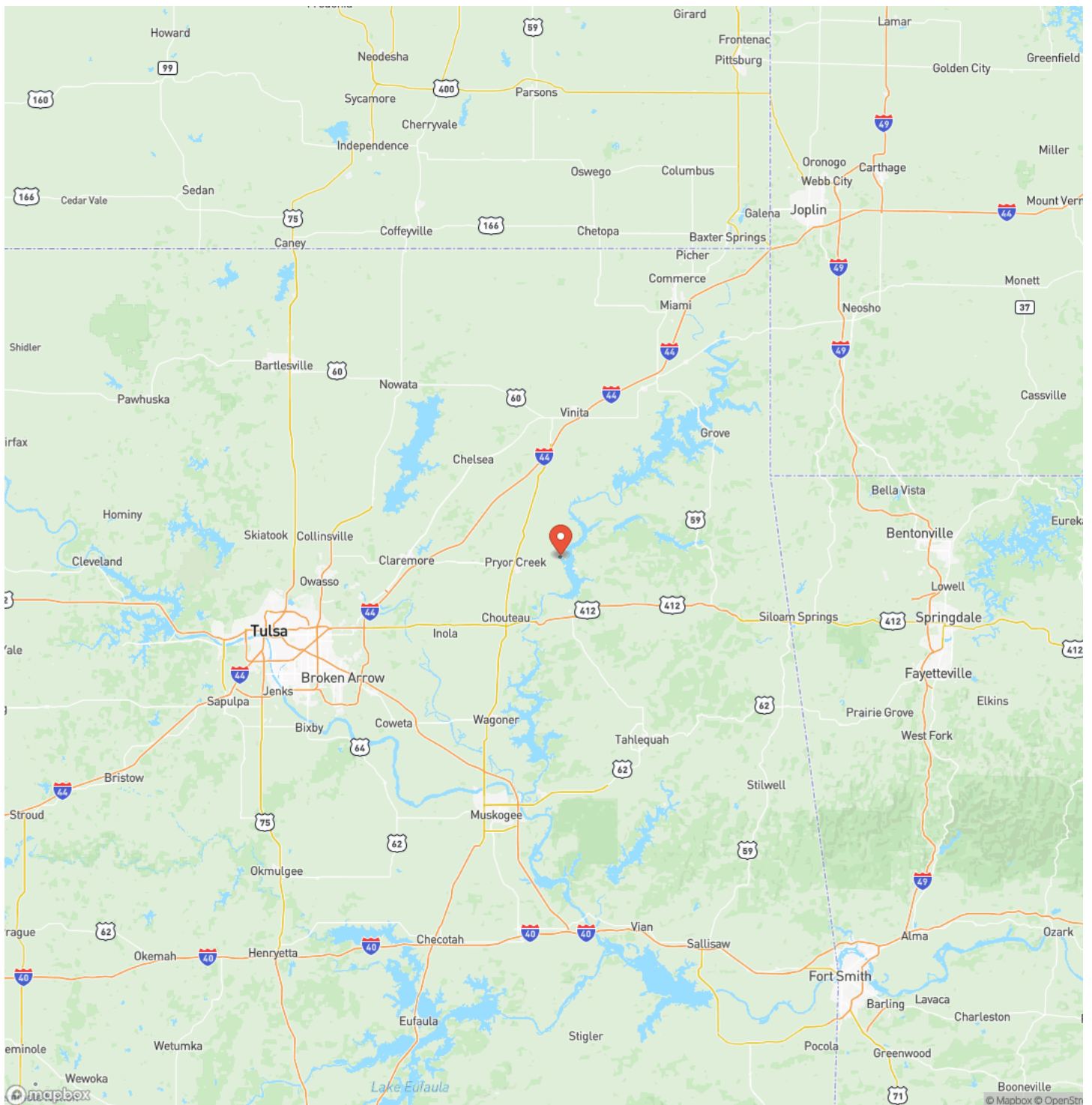




## Locator Map



## 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

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## 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.



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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(405) 415-5977  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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