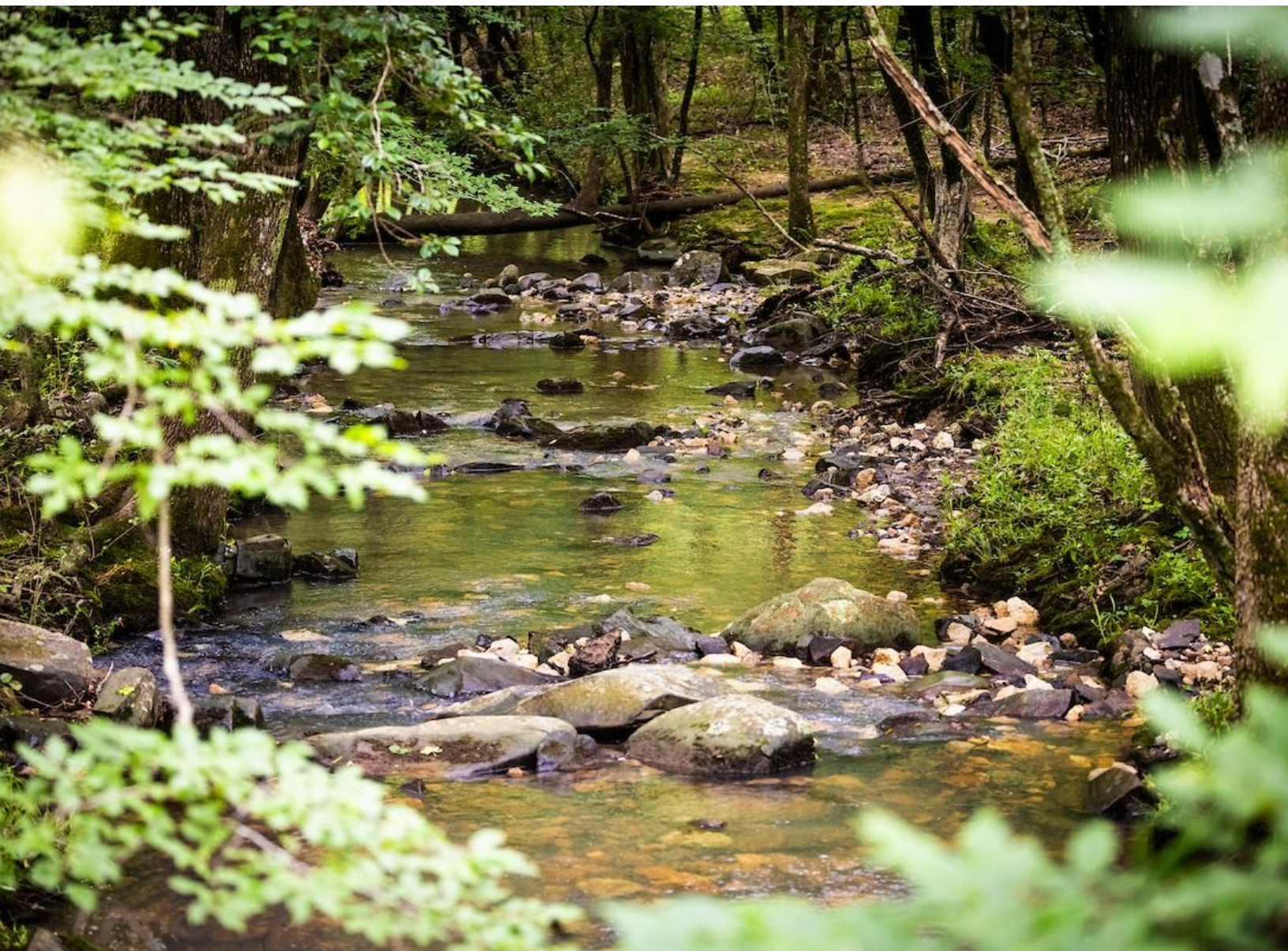


MOUNTAIN VIEW RANCH

77.5± ACRES

MCCURTAIN COUNTY, OKLAHOMA

\$695,000



Office: (214) 361-9191
www.hrcranch.com

MOUNTAIN VIEW RANCH

MCCURTAIN COUNTY, OKLAHOMA | 77.5± ACRES



OVERVIEW: Nestled just outside of Broken Bow, Oklahoma, this exceptional 77+/-acre ranch captures the natural beauty and recreational appeal that have made the region one of Oklahoma's most sought-after destinations. With approximately 75% of the property covered in mature hardwood timber, the ranch offers outstanding privacy, scenic diversity, and prime wildlife habitat while still providing open areas that showcase the property's picturesque landscape.

Flowing through the heart of the ranch, Edwards Creek serves as one of the property's defining features. The live water winds through a beautiful creek bottom lined with towering hardwoods, creating a peaceful setting rich with native vegetation and attracting an abundance of wildlife. Whether you're exploring the creek, enjoying a quiet evening beneath the stars, or watching wildlife from a stand, every corner of the ranch reflects the character of southeastern Oklahoma.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



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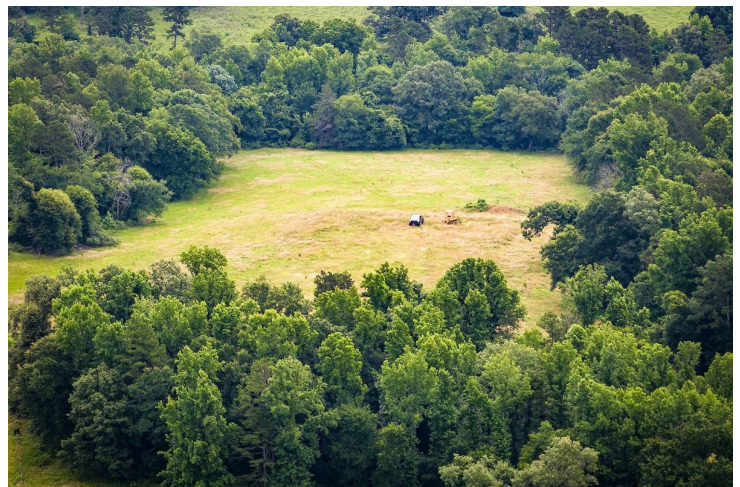
LOCATION: Broken Bow, Oklahoma

- 23 miles northwest of Beavers Bend State Park
- 177 miles southeast of Tulsa, OK
- 190 miles northeast of DFW, TX
- 237 miles southeast of Oklahoma City, OK

IMPROVEMENTS: Updated 1,400sqft 3-bedroom home. Recent improvements include an updated kitchen, wood panel walls, and new fixtures. These improvements add warmth and character throughout the living spaces. Gas service provides efficient and reliable cooking and heating, making everyday living both comfortable and convenient.

In addition, a thoughtfully prepared one-acre homesite is located across Edwards Creek from the existing home. It provides the perfect location to build your dream home while enjoying the privacy and beauty the ranch has to offer. Positioned on the highest point of the ranch, the pad site is ready for the next owner to bring their vision to life, offering ample space for a custom home, shop, garden or additional outdoor amenities.

RECREATION: For outdoor enthusiasts, the location is difficult to match. Just a short drive from Beavers Bend State Park, Broken Bow, and Three Rivers WMA, you'll enjoy convenient access to one of Oklahoma's premier destinations for fishing, hunting, hiking, and entertainment, while returning home to the peace and quiet of your own ranch.



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WILDLIFE: Mountain View Ranch is abundant with whitetail deer, eastern turkey, the occasional black bear, songbirds, and other native species call the ranch home. The mix of live water, open ground, and wooded cover creates excellent habitat for game and non-game species alike.

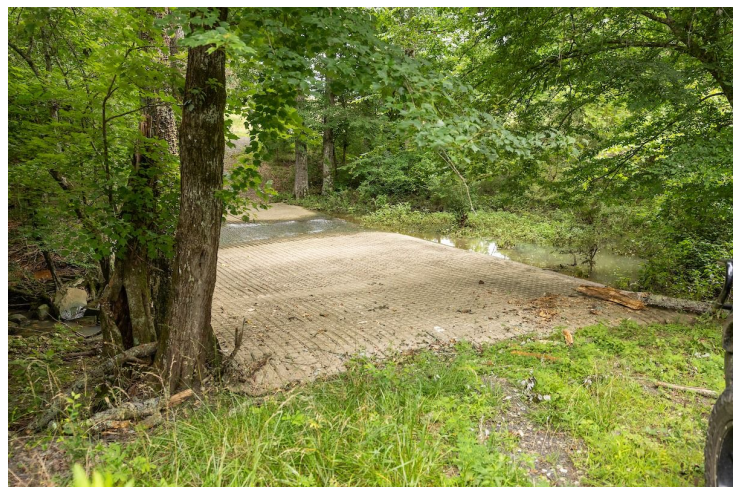
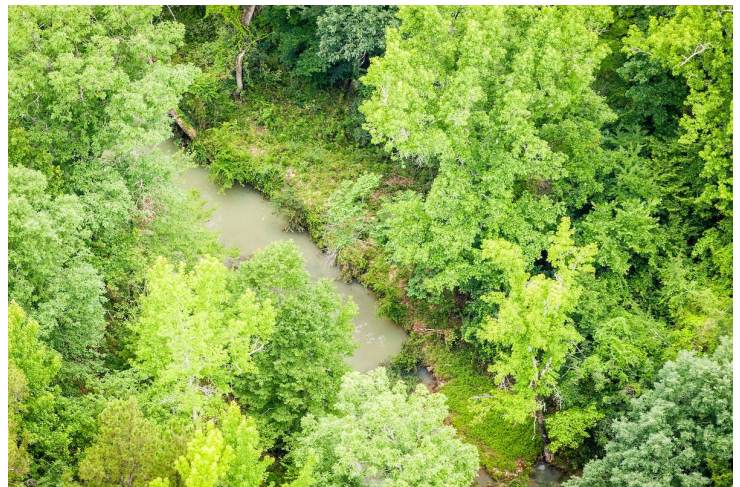
TREES, GRASSES, FORBES AND SOIL: Mature timber is scattered across the property. Tree species include red oak, post oak, white oak, hickory, pecan, elm, and others. Native browse is found in the timber, and along the creek bottoms providing habitat and food for wildlife. Sandy Loam dominates the landscape and is suited for Bermuda grass pastures and wildlife foodplots.

TOPOGRAPHY: The property features gently rolling terrain with 40ft of elevation change. Edwards Creek flows through the property from west to east and a seasonal creek flows from the north to south on the east part of the ranch.

Elevated portions of the property provide beautiful views of the Ouachita Mountains, offering a stunning backdrop that changes with the seasons.

EASEMENTS: The only easement known to broker are for residential electric lines.

UTILITIES: One water well is located on the property, and it serves the structural improvements. Electricity is supplied by Choctaw Electric Co-Op. A buried propane tank serves the structural improvements.



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MINERALS: Mineral ownership is unknown. No current oil or gas production. Buyers may obtain a mineral report at their own expense.

TAXES: The property is agriculturally exempt, and 2025 taxes were \$69.00.

SCHOOLS: Battiest Public Schools

PRICE: \$695,000

SUMMARY: Combining live water, mature timber, abundant wildlife, and mountain vistas, this 77-acre ranch presents an outstanding opportunity for a recreational retreat, hunting property, or future homesite just minutes from all of the outdoor adventures, attractions, and dining that Broken Bow has to offer.

Additional property available nearby

BUYER & BROKER INFORMATION: Buyer's Agent/Broker must be identified upon first contact with Listing Agent/Broker and Buyer's Agent/Broker must be present on initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.

CONTACT:

Hortenstine Ranch Company, LLC

12740 Hillcrest Road, Suite 230

Dallas, Texas 75230

214-361-9191 office

www.HRCranch.com

Jonathan James- Agent

580-808-5618 mobile

jonathan@hrcranch.com



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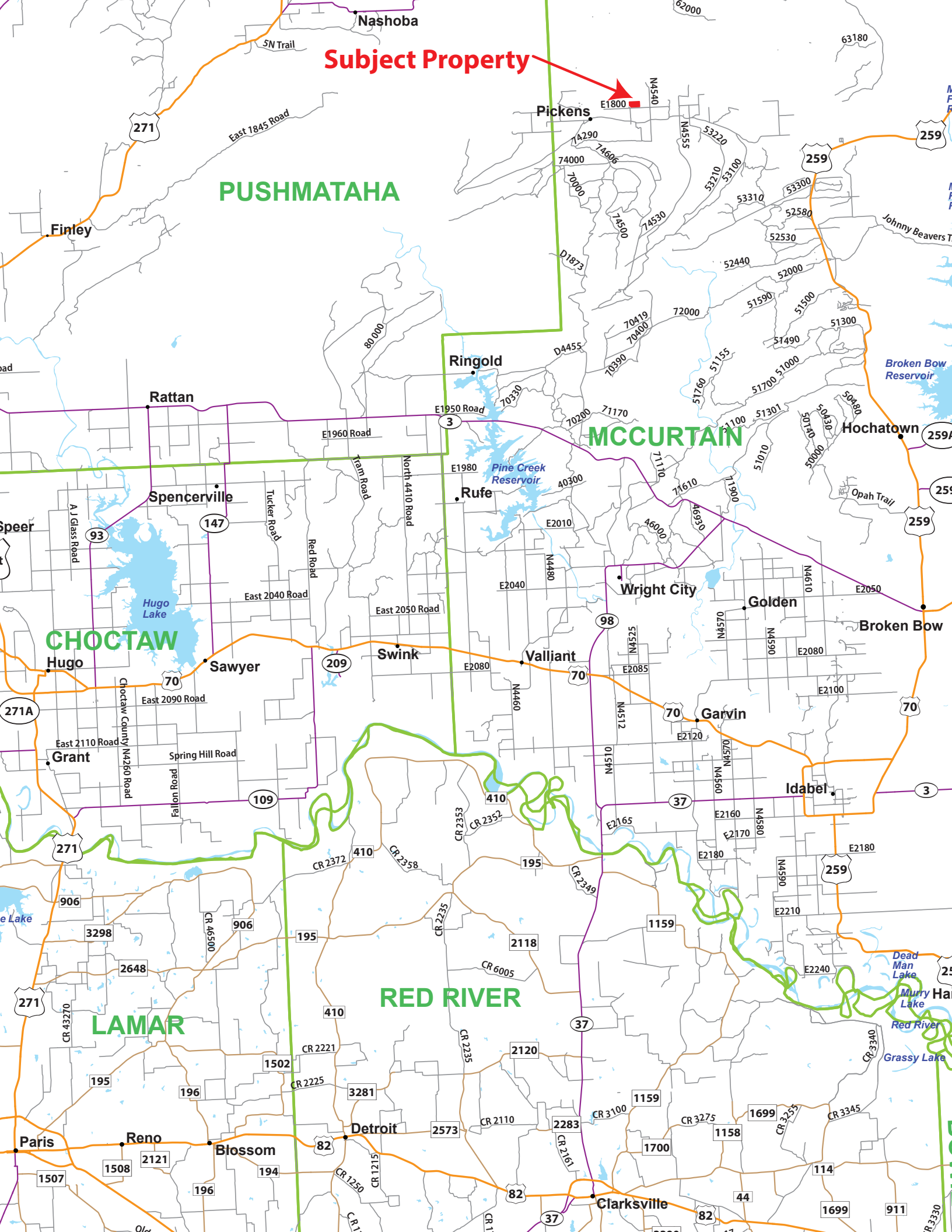


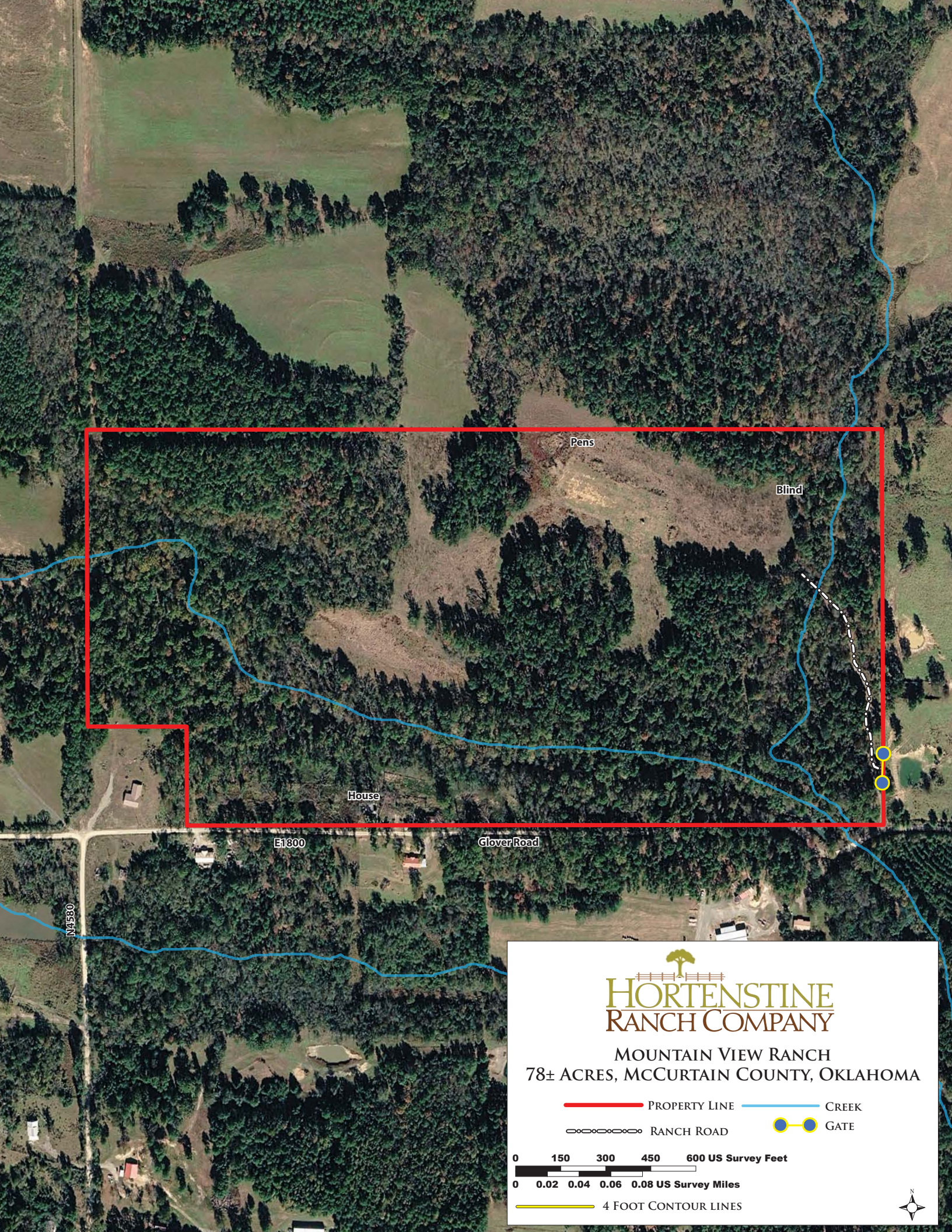
PUSHMATAHA

MCCURTAIN

CHOCTAW

RED RIVER

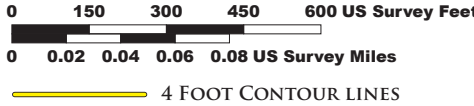


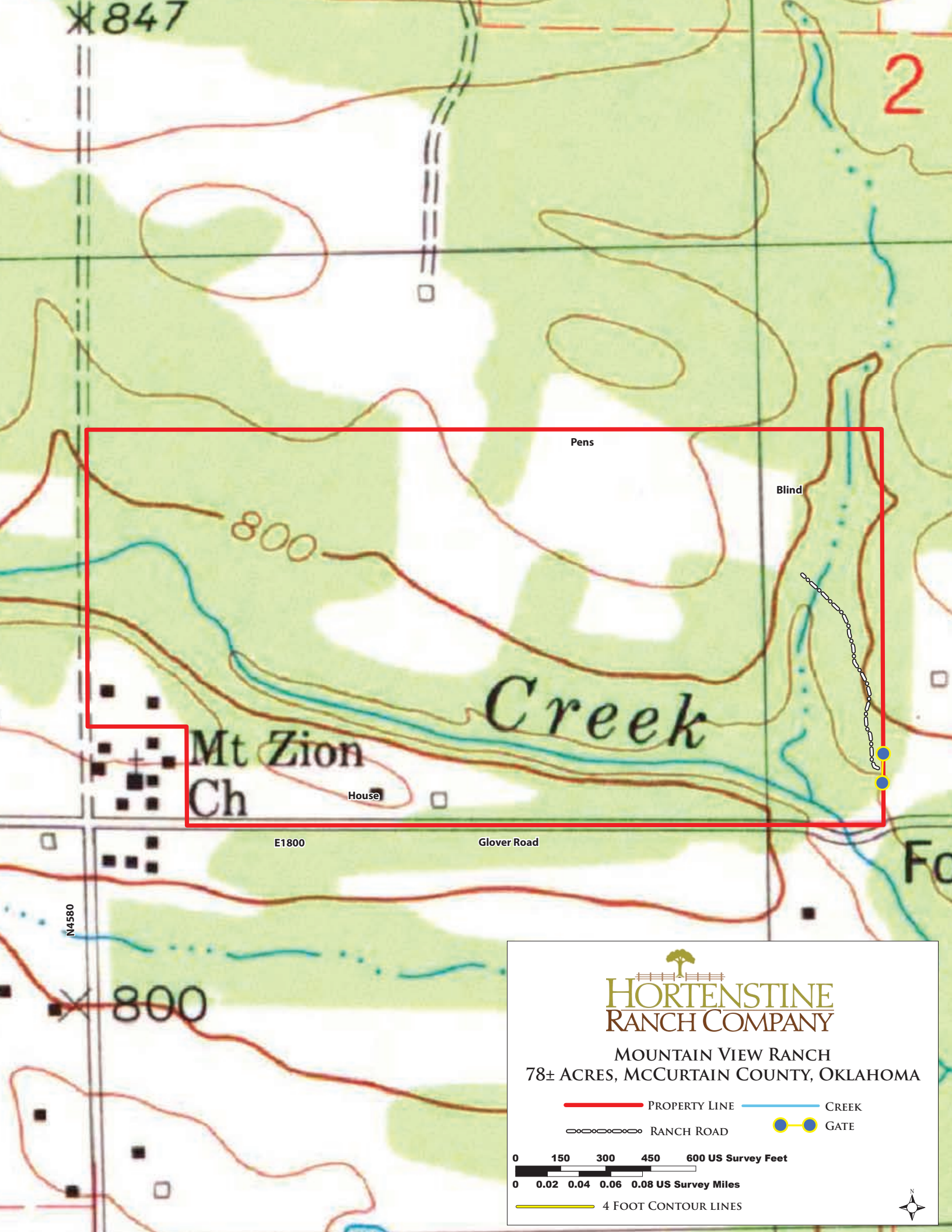


HORTENSTINE
RANCH COMPANY

MOUNTAIN VIEW RANCH
78± ACRES, MCCURTAIN COUNTY, OKLAHOMA

- PROPERTY LINE
- CREEK
- RANCH ROAD
- GATE

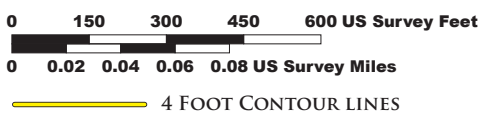




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www.hrcranch.com

Office: (214) 361-9191

Fax: (214) 361-2095

Jonathan James- Agent

jonathan@hrcranch.com

Mobile: (580) 808-5618

