

# WHISTLING WINGS HIDEAWAY

21± ACRES

PITTSBURG COUNTY, OKLAHOMA

\$749,000



Office: (214) 361-9191  
[www.hrcranch.com](http://www.hrcranch.com)

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## OVERVIEW: A RARE WATERFRONT INVESTMENT OPPORTUNITY

Whistling Wings Hideaway uniquely positioned in the Canadian River Valley adjacent to the Lake Eufaula Wildlife Management Area (WMA). Accessed via an all-weather road, the property opens through native grasslands into a canopy of mature timber, revealing a remarkable waterfront

home with breathtaking views of the river valley and the expansive WMA.

Just steps from the front porch, residents and guests enjoy direct access to a 48,000± acre outdoor sanctuary—a rarity for private holdings. Whether approached on foot or by the private boat ramp at the end of the driveway, the natural amenities are immediate, immersive, and deeply valuable.

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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## INVESTMENT HIGHLIGHTS & INCOME POTENTIAL

- **Proven Short-Term Rental Income:** The property currently operates as a successful Airbnb, with established rental history. The secluded, nature-rich setting combined with a luxury home makes it an attractive option for hunters, nature lovers, and vacationing families alike.
- **Turnkey Recreational Business Opportunity:** With direct access to one of Oklahoma's most renowned waterfowl areas and proximity to Lake Eufaula, the home could be positioned as a boutique lodge, outfitter base, or exclusive retreat center.
- **Prime Location for Regional Travel:** Its proximity to major metro hubs—just 3 hours from Dallas, 2 hours from Oklahoma City, and 1 hour 45 minutes from Tulsa—makes it easily accessible for high-income clientele seeking a weekend escape.

- **Undervalued Land with Future Growth Potential:** With natural seclusion, waterfront views, and adjacency to public land, the property offers intrinsic value that is likely to appreciate, particularly as demand for rural, nature-based real estate continues to grow.

## WILDLIFE & OUTDOOR AMENITIES

This property is a waterfowl enthusiast's dream. The WMA surrounding it includes diverse wetland habitats: flooded timber, native vegetation-lined waterways, river sandbars, and potholes. The sights and sounds of the early morning fly-ins—the namesake "whistling wings"—offer unforgettable experiences from the porch, blind, or boat.

Wildlife is abundant year-round: whitetail deer, wild hogs, furbearers, songbirds, and even the occasional black bear. The expansive habitat enhances the property's recreational and conservation value, reinforcing its appeal to a broad demographic of nature-based buyers and renters.



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### LAND, HABITAT & WATER RESOURCES

The 21-acre parcel features gently rolling terrain transitioning into dense hardwood timber with Black Oak, Elm, Sycamore, and select Cedar. The healthy undergrowth supports robust wildlife populations, while the Canadian River and Lake Eufaula ensure reliable access to fishing, boating, waterfowl hunting and water-based recreation.

With private riverfront access, a functional boat ramp, and adjacency to thousands of acres of public hunting land, the property's value far exceeds its footprint.

### LODGE-STYLE IMPROVEMENTS FOR PERSONAL USE OR RENTAL LUXURY

3,000 sq ft fully updated home: Four bedrooms, three bathrooms, open floor plan, wrap-around porch.

Vaulted ceilings, hardwood floors, expansive windows, and rustic stone fireplace provide luxurious yet rugged charm.

Bonus game room, pool, shaded dining spaces, ATV/UTV storage, and outdoor rinse station.

Designed for groups and families, making it ideal for outfitter operations, destination rentals, or private multi-family retreats.

**ACCESS:** The property is located at the intersection of Dove and Crow St. A short access easement crosses Army Corps of Engineers land on the northern boundary, providing access to the home via all-weather road.

**FENCING:** The property is mostly perimeter-fenced with fencing in average to good condition.

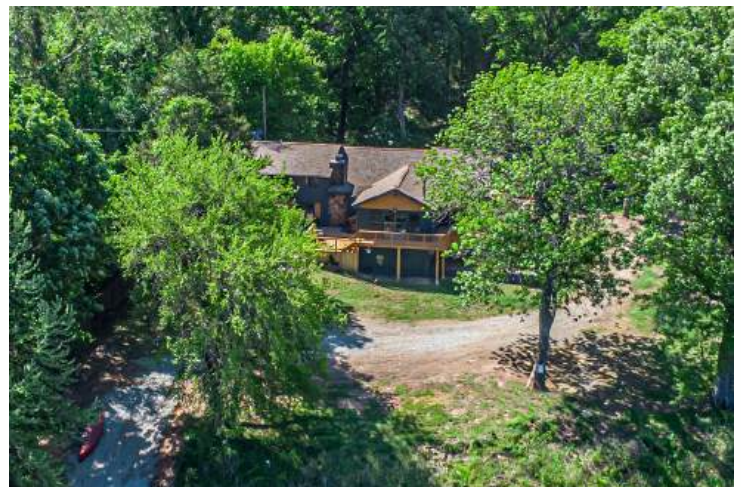
### UTILITIES:

- Electricity: Public Service Company of Oklahoma (PSO)
- Water: Indianola Rural Water District 18
- Internet: T-Mobile or Canadian Phone

**MINERALS:** Seller's percentage of mineral ownership is unknown. There is no active oil and gas production on the property. Any mineral ownership report will be the responsibility of the buyer.

**SCHOOL DISTRICT:** The property is located within the Canadian Public School District.

**TAXES:** 2024 Property Taxes were \$1,762



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### SUMMARY: A UNIQUE PROPERTY WITH INCOME AND APPRECIATION POTENTIAL

Whistling Wings Hideaway combines natural beauty, recreational excellence, and thoughtful improvements to create a unique income-producing asset. Whether envisioned as a personal escape, short-term rental business, or long-term land investment, this is a rare opportunity to own riverfront property adjacent to tens of thousands of acres of protected habitat.

With its blend of privacy, access, and infrastructure, this turnkey retreat stands out as a premier option in the fast-growing rural and recreational real estate market.

**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.

**PRICE: \$749,000**

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### CONTACT:

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