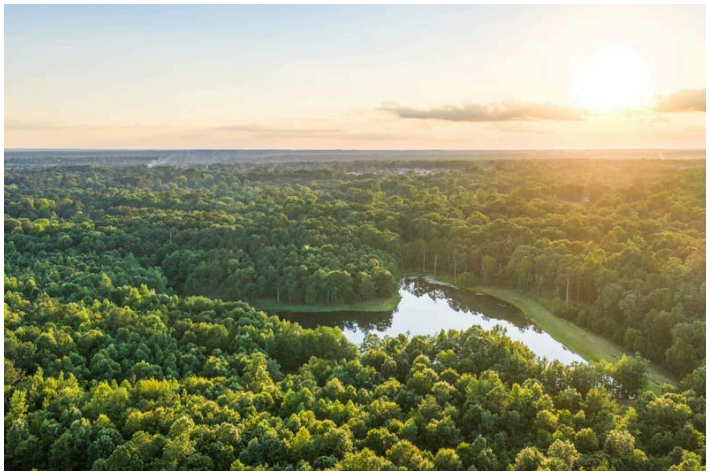
Pine Lake Retreat
00 Memorial St
Broken Bow, OK 74728

$700,000
40± Acres
McCurtain County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
00 Memorial St

City, State Zip
Broken Bow, OK 74728

County
McCurtain County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland, Business Opportunity

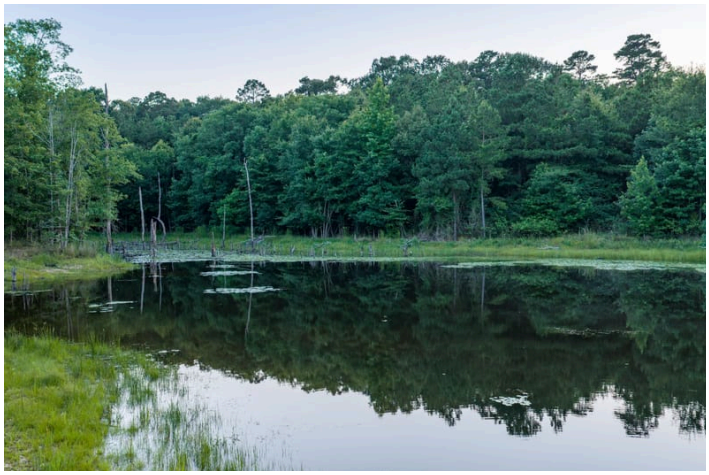
Latitude / Longitude
34.0119 / -94.722

Acreage
40

Price
$700,000

Property Website
arrowheadlandcompany.com







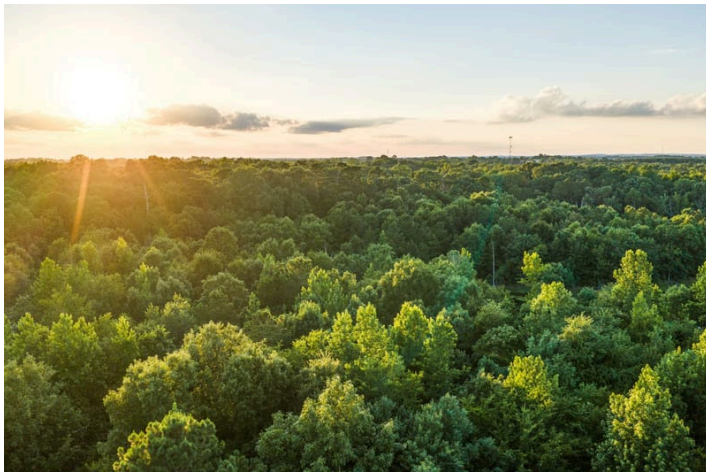
PROPERTY DESCRIPTION

Introducing the Pine Lake Retreat, 40 +/- acres located in McCurtain County, Oklahoma! This is a premier piece of undeveloped land just outside of Broken Bow, Oklahoma, presents you with an excellent development opportunity! Whether you're building your dream home, or looking for a great investment property, this land has that potential! Located just 1.5 +/- miles from Broken Bow and being right behind Broken Bow High School, the location could not be any better! It is also 10 +/- miles from Hotchatown, Idabel, and Broken Bow Lake making you close to many recreational activities. This property has a very secluded feel, while being very accessible and close to town. It is located off a paved road making it easy to access year around. The potential for development makes this place special! With multiple different potential homesite locations, water and electricity already in place it makes it a perfect property to build your dream home on or develop. The towering pines and oak trees on the property give it the classic Eastern Oklahoma outdoor feel, and a 5 +/- acre pond makes it great for recreation such as fishing or enjoying an evening camping by the water! It is very accessible with multiple different trail systems throughout the land making it easy to navigate. The property also has various different wildlife such as whitetail deer and small game. This presents the opportunity to watch wildlife off your back porch, or enjoy hunting! If you're looking for a premier property to build a home, develop, or just enjoy the outdoors in the fast growing community of Broken Bow and Hotchatown, then look no further than the Pine Lake Retreat! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Zane Howard at (918) 413-1280 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

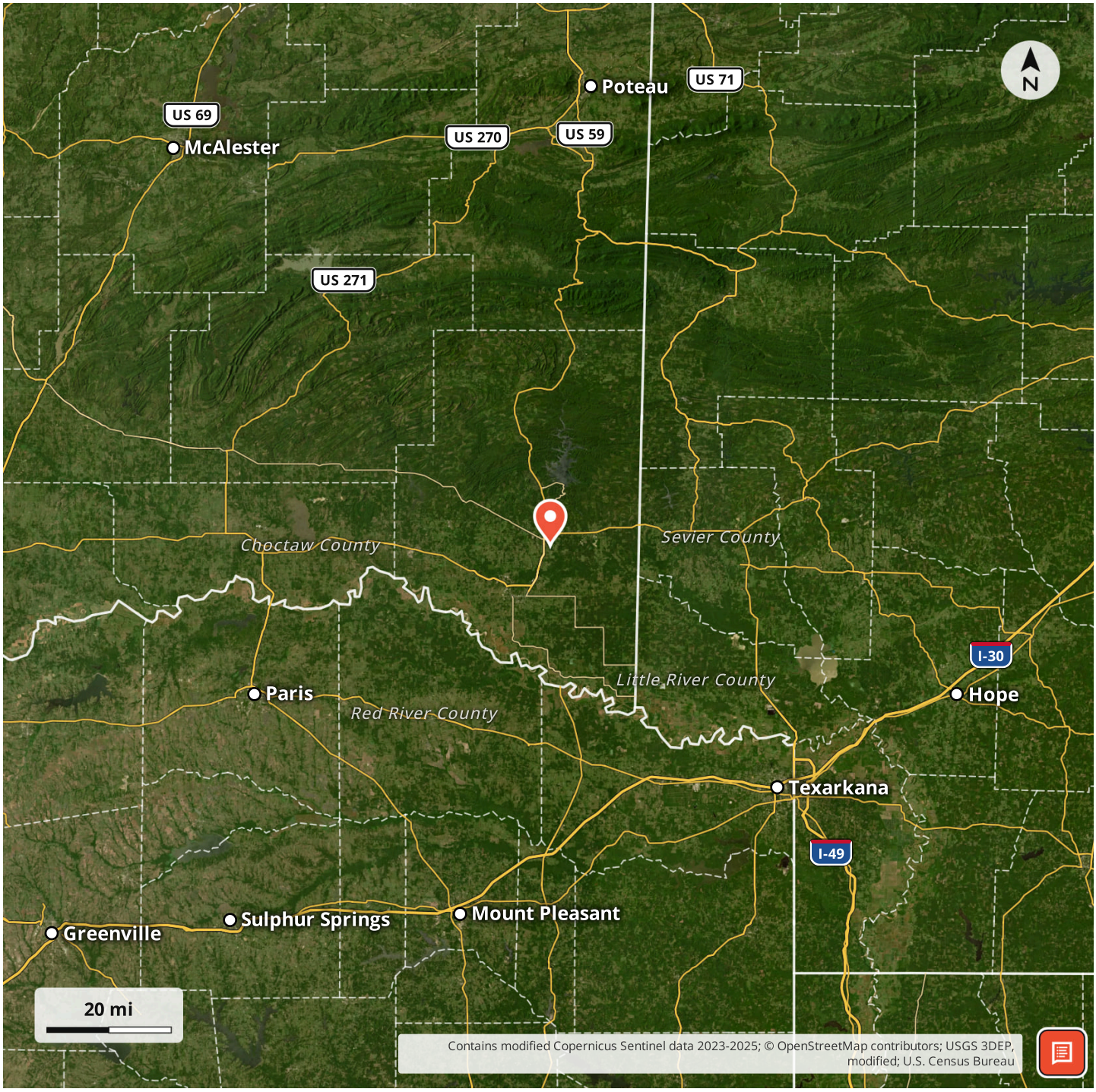
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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





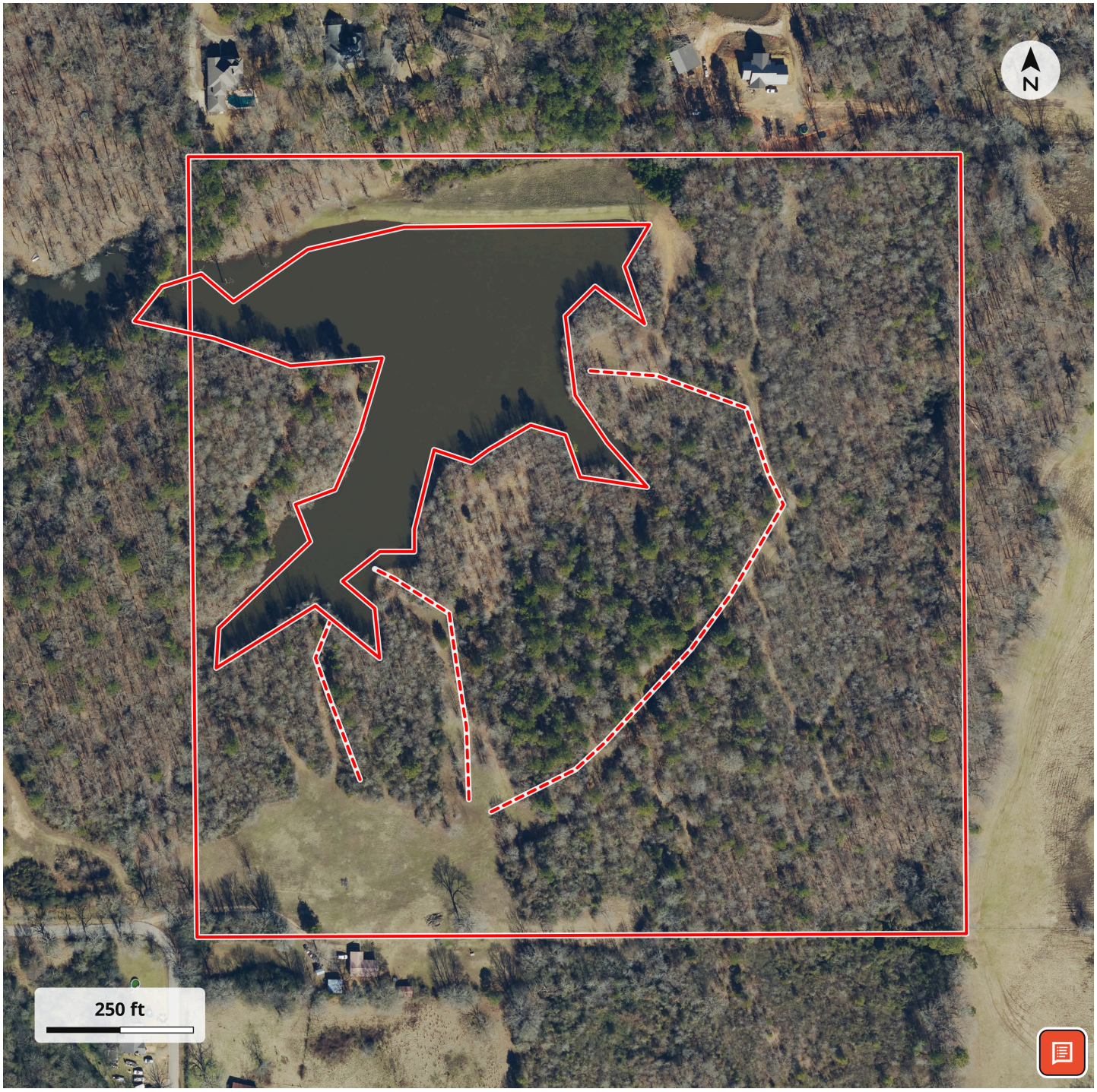
Regional Map



Locator Map


N
Kuykendall Rd
Eugene St
Chipmunk Rd
E2070
S Gibson Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Zane Howard

Mobile
(918) 413-1280

Email
zane.howard@arrowheadlandcompany.com

City / State / Zip
Sapulpa, OK 74066

NOTES

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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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