

**Broken Bow Reset Button Cabin**  
112 Preserve Way  
Broken Bow, OK 74728

**\$499,995**  
0.75± Acres  
McCurtain County



**Broken Bow Reset Button Cabin**  
**Broken Bow, OK / McCurtain County**

**SUMMARY**

**Address**

112 Preserve Way

**City, State Zip**

Broken Bow, OK 74728

**County**

McCurtain County

**Type**

Single Family, Recreational Land, Residential Property, Business Opportunity

**Latitude / Longitude**

34.0391 / -94.7515

**Dwelling Square Feet**

1,400

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

0.75

**Price**

\$499,995

**Property Website**

<https://arrowheadlandcompany.com/property/broken-bow-reset-button-cabin/mccurtain/oklahoma/101103/>



## Broken Bow Reset Button Cabin

### Broken Bow, OK / McCurtain County

---

#### **PROPERTY DESCRIPTION**

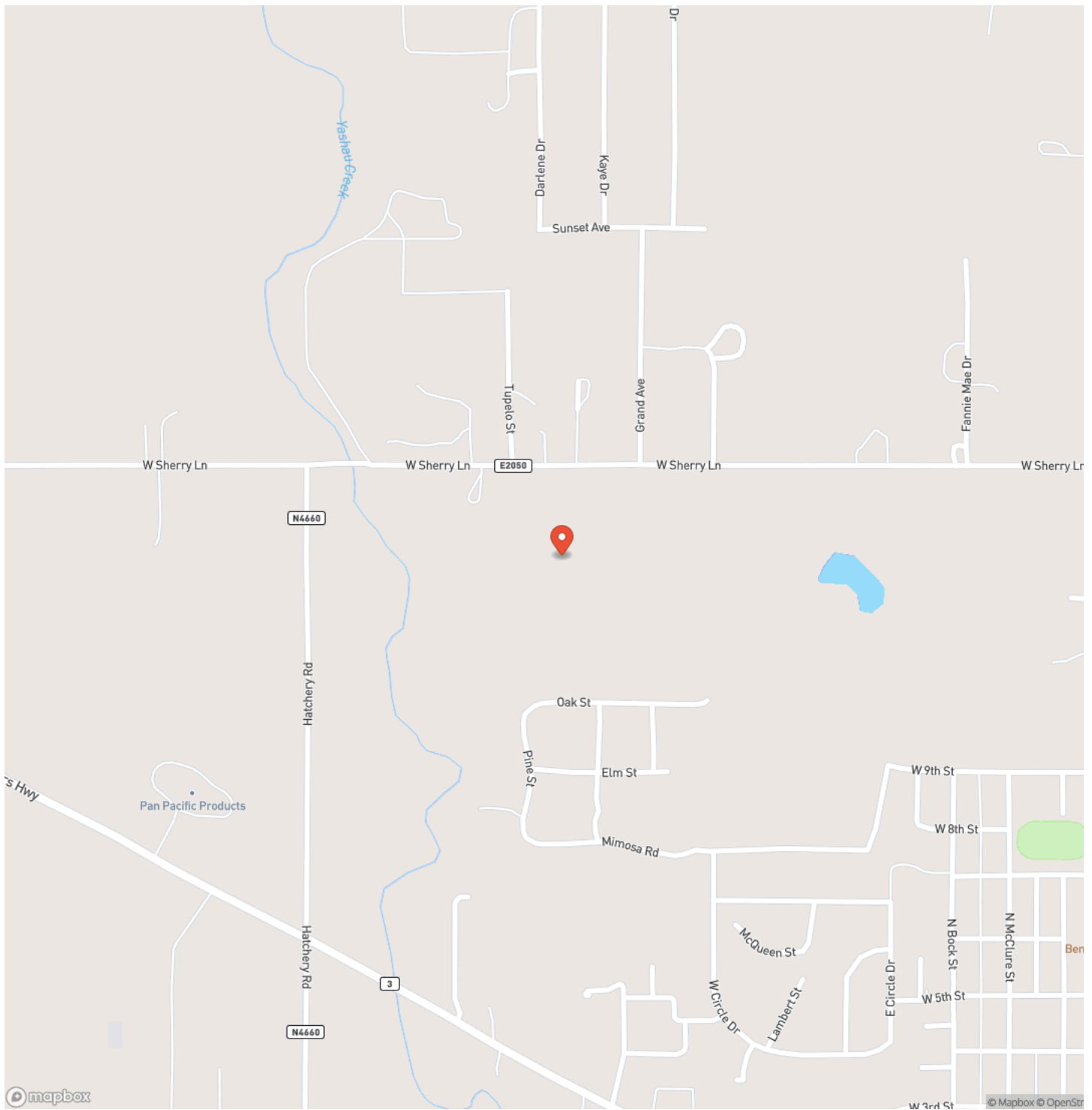
PRICE REDUCED!! Motivated Seller!! Located in the growing area of Broken Bow, Oklahoma, this fully furnished 3-bedroom, 2-bath cabin offers a strong investment opportunity in a high-demand vacation area in McCurtain County! Set in a beautiful, heavily wooded neighborhood this property provides the privacy and natural setting that short-term renters consistently seek all on 0.75 +/- acres. The property is conveniently located 1 +/- miles from Broken Bow, 8 +/- miles from Broken Bow Lake, and just 5 +/- miles from Beavers Bend State Park, which puts this cabin in a prime location! It's also located just 145 +/- miles from DFW and 184 +/- miles from Oklahoma City making it located great for weekend guests and travelers. Designed to comfortably sleep up to 8 guests, the layout maximizes both space and revenue potential. It features a spacious master suite on the main level with a private bathroom that includes a large soaking tub, walk-in shower, and direct access to the back deck and hot tub. This is an amenity guests tend to highly value! The upstairs offers an additional bedroom, a full bathroom, and a loft area with two beds. The bottom couch also is a sofa bed allowing more guests to sleep comfortably maximizing space. The open kitchen and living area create an inviting space for groups and includes a spacious refrigerator, along with a quality oven and microwave, while the outdoor features help drive bookings! Outdoor features include a hot tub, outdoor flat-screen TV for entertainment, a fire pit for late-night campfires, and a front porch with great views that's perfect for morning coffee. Offered with all furnishings and amenities, this turn-key property is ready to generate income from day one and is well-positioned for strong short-term rental performance and long-term investment value! Don't miss out on this great opportunity to own an income generating cabin in the beautiful Broken Bow area! 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](tel:9184131280).

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.

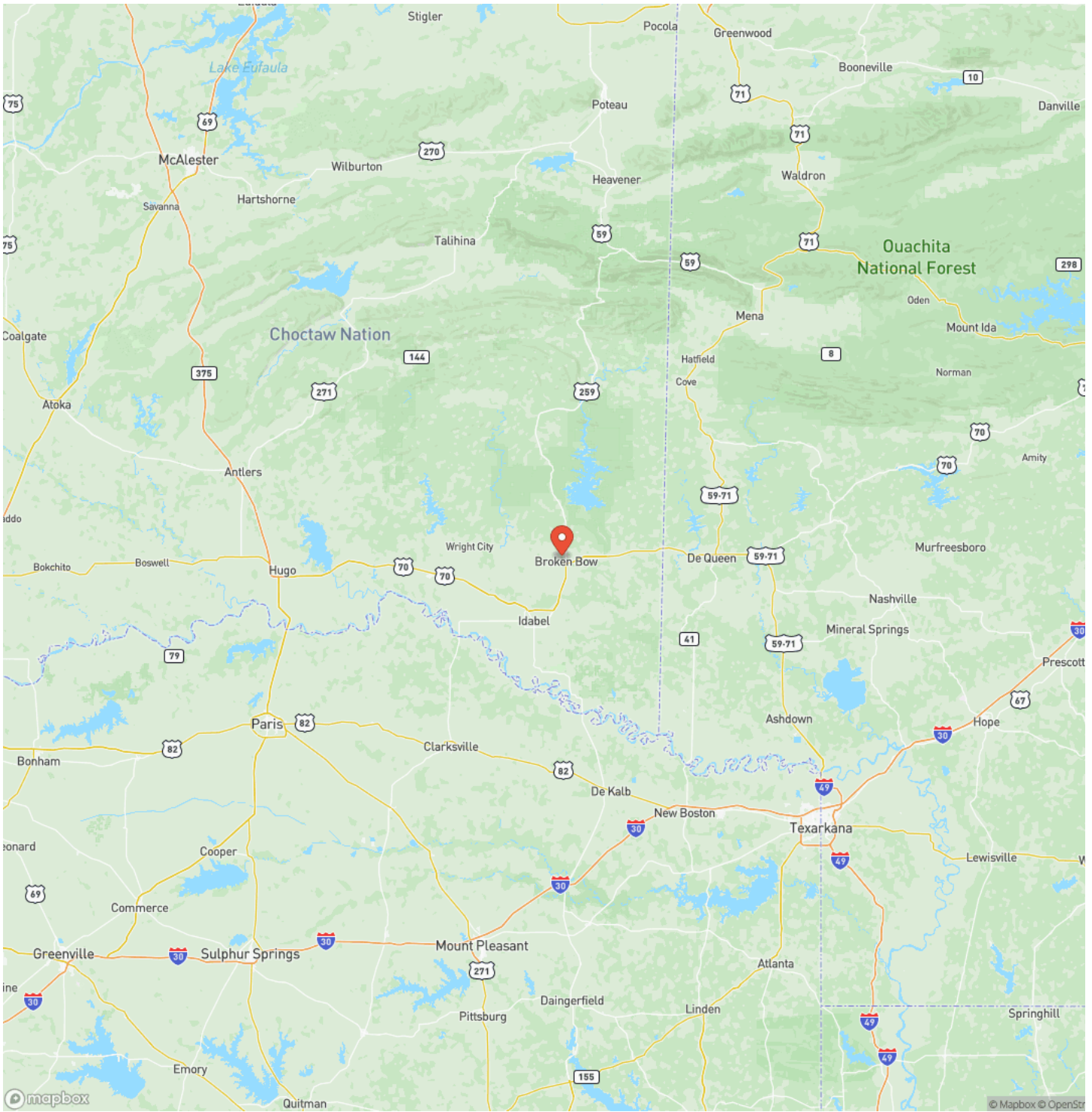
**Broken Bow Reset Button Cabin**  
**Broken Bow, OK / McCurtain County**



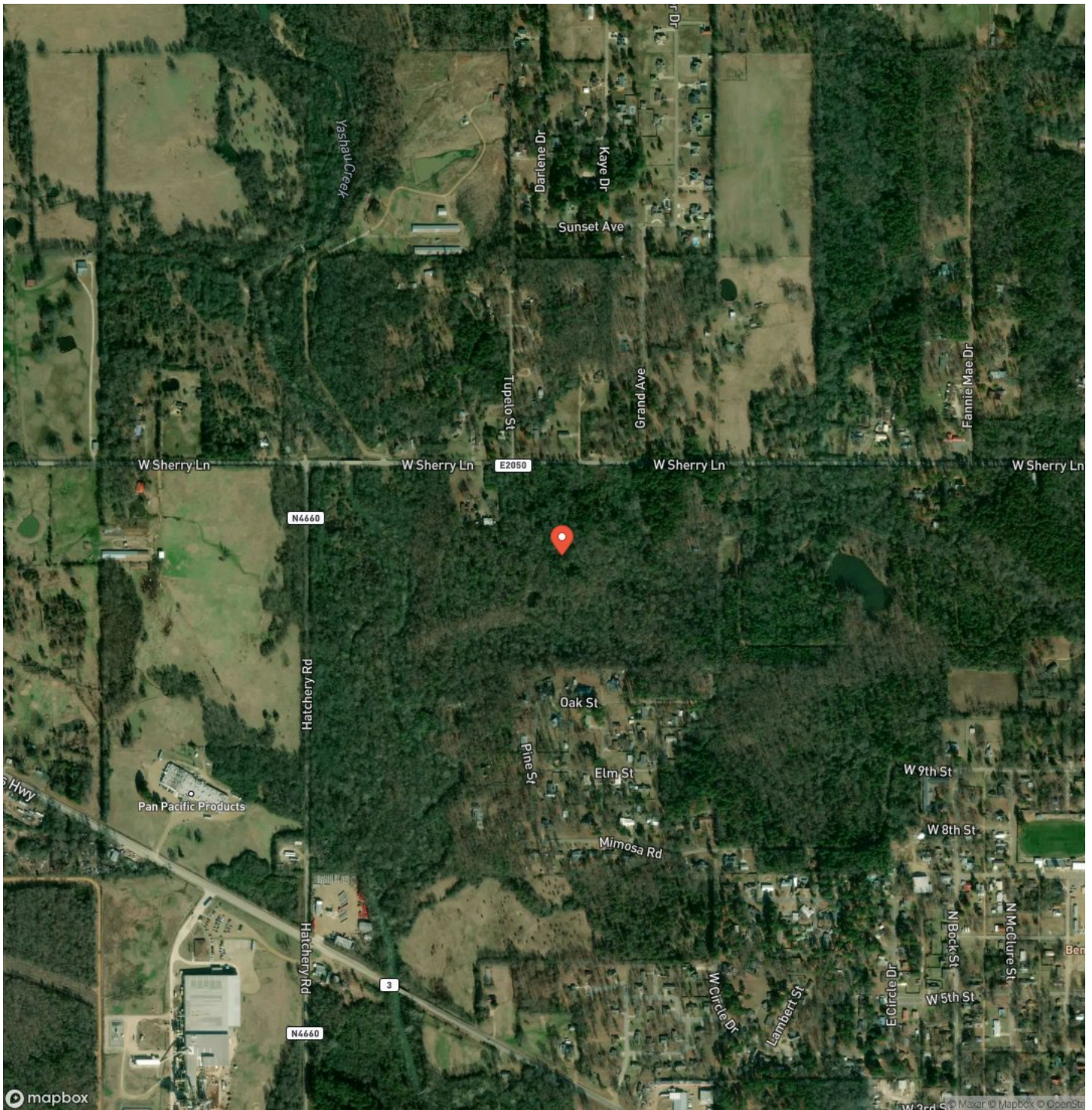
## Locator Map



# Locator Map



# Satellite Map







## **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.

---

**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
<https://arrowheadlandcompany.com/>

---

