Splash Time - Broken Bow
12921 N US Highway 259, Broken Bow, OK 74728
Broken Bow, OK 74728

$950,000
2.01± Acres
McCurtain County

MORE INFO ONLINE:

https://greatplainslandcompany.com/

SUMMARY

Address
12921 N US Highway 259, Broken Bow, OK 74728

City, State Zip
Broken Bow, OK 74728

County
McCurtain County

Type
Residential Property, Single Family

Latitude / Longitude
34.199235 / -94.779611

Dwelling Square Feet
2,748

Bedrooms / Bathrooms
3 / 2.5

Acreage
2.01

Price
$950,000

Property Website
https://greatplainslandcompany.com/detail/splash-time-broken-bow-/mccurtain/oklahoma/101505/

PROPERTY DESCRIPTION

Welcome to Splash Time - A One-of-a-Kind Hochatown Retreat with Resort-Style Outdoor Living

Positioned on the desirable north side of Hochatown, Splash Time is a standout single-level cabin that delivers an exceptional blend of comfort, entertainment, and investment potential. Set on a private two-acre lot with its own pool, guest house, and a full suite of outdoor amenities, this property offers something the market rarely produces - a truly turnkey experience that appeals to vacationers and savvy investors alike. If you've been searching for a cabin that goes beyond the ordinary, Splash Time is worth your full attention.

A Main Cabin Designed for Connection and Comfort The main cabin was thoughtfully designed with group gatherings in mind, and it shows in every detail. The spacious open living area sets the tone immediately, anchored by a stylish wet bar complete with bar top seating - the kind of feature that transforms an ordinary evening into a memorable one. Whether guests are mixing drinks before dinner, watching the game, or simply enjoying each other's company, this space effortlessly accommodates it all.

The primary suite offers a calm, comfortable escape from the energy of the main living areas, providing the privacy and quality rest that guests expect from a premium rental property. On the opposite end of the cabin, the bunk room brings a completely different energy - a fun, kid-friendly space that doubles as a gaming area and secondary living space, giving younger guests their own dedicated zone while adults enjoy the main living areas undisturbed. The single-level layout ties everything together, making the cabin as accessible and easy to navigate as it is enjoyable to spend time in.

The Guest House - Private, Polished, and Perfectly Positioned Just steps from the main cabin, the charming guest house adds a layer of versatility that sets Splash Time apart from comparable properties. Situated directly by the pool, the guest house features its own bedroom, full bathroom, and kitchenette - offering visiting guests or extended family members a completely self-contained space with full privacy. For rental purposes, this additional structure represents a significant value-add, providing operators with flexible booking options and the ability to maximize the property's income potential throughout the season.

Two Acres of Outdoor Living at Its Finest The exterior of Splash Time is where the property truly distinguishes itself. Spread across a full two private acres, the outdoor space has been developed into a resort-caliber experience that gives guests every reason to spend their days outside. The centerpiece is the private seasonal pool, surrounded by a spacious patio designed for lounging, socializing, and soaking up the Oklahoma sunshine. The hot tub provides a year-round retreat for relaxation, while the fire pit area creates the quintessential Hochatown evening - crackling flames, open sky, and good company. With two full acres to work with, there is more than enough room to move freely, play, and truly unwind without ever feeling crowded or confined.

Location That Works in Every Direction Splash Time's position on the north side of Hochatown places it in one of the area's most convenient and desirable corridors. Broken Bow Lake, Beavers Bend State Park, and the restaurants, shops, and attractions that have made Hochatown a regional destination are all just minutes away. Guests get the best of both worlds - the privacy and quiet of a secluded two-acre retreat, with the energy and convenience of Hochatown right around the corner.

The Investment Case Is Clear Properties that combine a well-appointed main cabin, a separate income-producing guest house, resort-style outdoor amenities, and a prime Hochatown location don't stay on the market long. Splash Time is a fully realized rental asset with the layout, amenities, and location to generate strong occupancy and outstanding guest reviews season after season.

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Broken Bow, OK / McCurtain County

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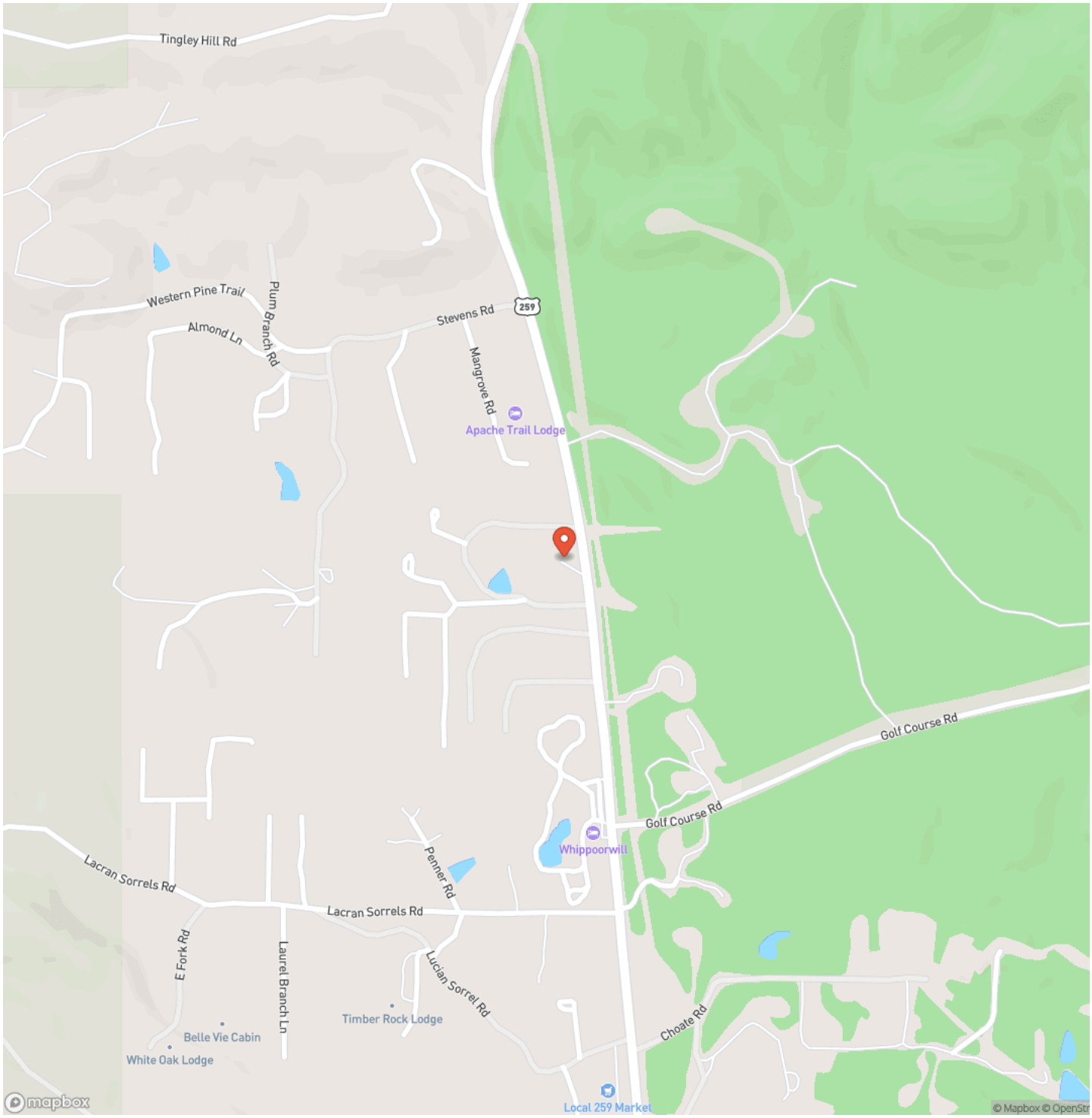
Locator Map



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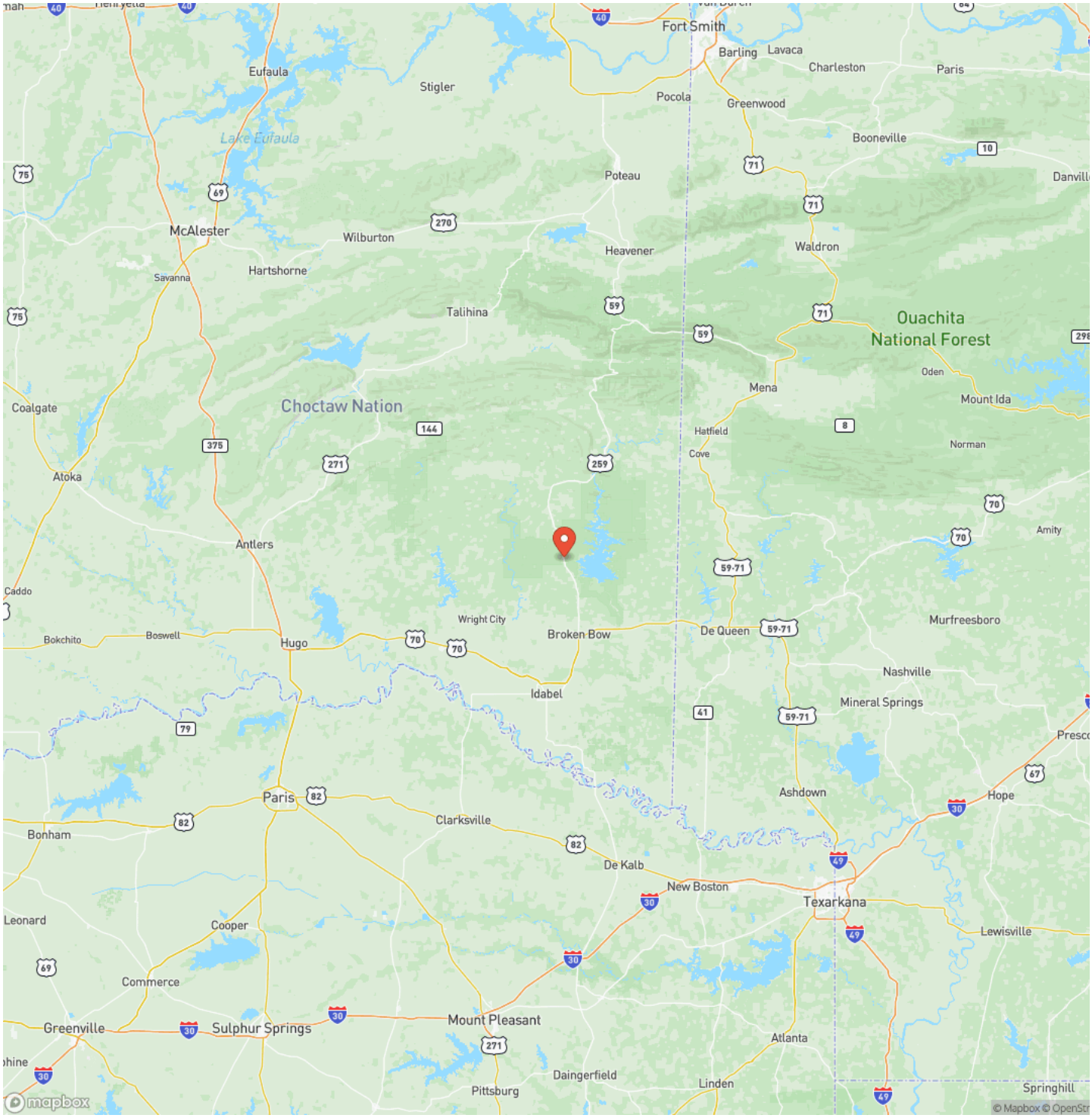

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Satellite Map

MORE INFO ONLINE:

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LISTING REPRESENTATIVE

For more information contact:

Representative
Logan Haney

Mobile
(405) 808-1590

Email
logan@greatplains.land

Address
12516 Quartz Pl

City / State / Zip
Oklahoma City, OK 73170

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https://greatplainslandcompany.com/

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Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
https://greatplainslandcompany.com/

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