

FOR SALE

# 56 RV Spaces with Expansion Room

7247 OK-4, Watson, OK 74963



MOUNTAIN VIEW  
RV PARK



partners


# EXCLUSIVELY LISTED BY:

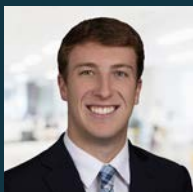
## PRIMARY CONTACT



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## EXECUTIVE SUMMARY

Mountain View RV Park, located in Watson, Oklahoma, offers a premium camping experience on 147 acres of picturesque landscape. With 56 spacious sites featuring full hookups and business-class WiFi, guests enjoy comfort and convenience. The park's amenities include a terrace deck, stocked fishing pond, and hiking trails, providing opportunities for relaxation and outdoor adventure. Conveniently situated just 30 minutes from Hochtatown, OK, guests have access to additional recreational and entertainment options. The park's notable 40-foot elevation drop offers stunning panoramic views, enhancing the allure of the natural surroundings. Mountain View RV Park provides a tranquil retreat for individuals and families seeking to escape the hustle and bustle of city life and immerse themselves in the beauty of Oklahoma's countryside.

For any inquiries please contact [MountainView@partnersrealestate.com](mailto:MountainView@partnersrealestate.com)



# EXECUTIVE SUMMARY



LIST PRICE  
**\$2,700,000**



TOTAL RV SPACES  
**56**



LOT SIZE  
**147 AC**



YEAR BUILT/RENOVATED  
**2002 / 2018**



EXPANSION ROOM  
**125 AC**

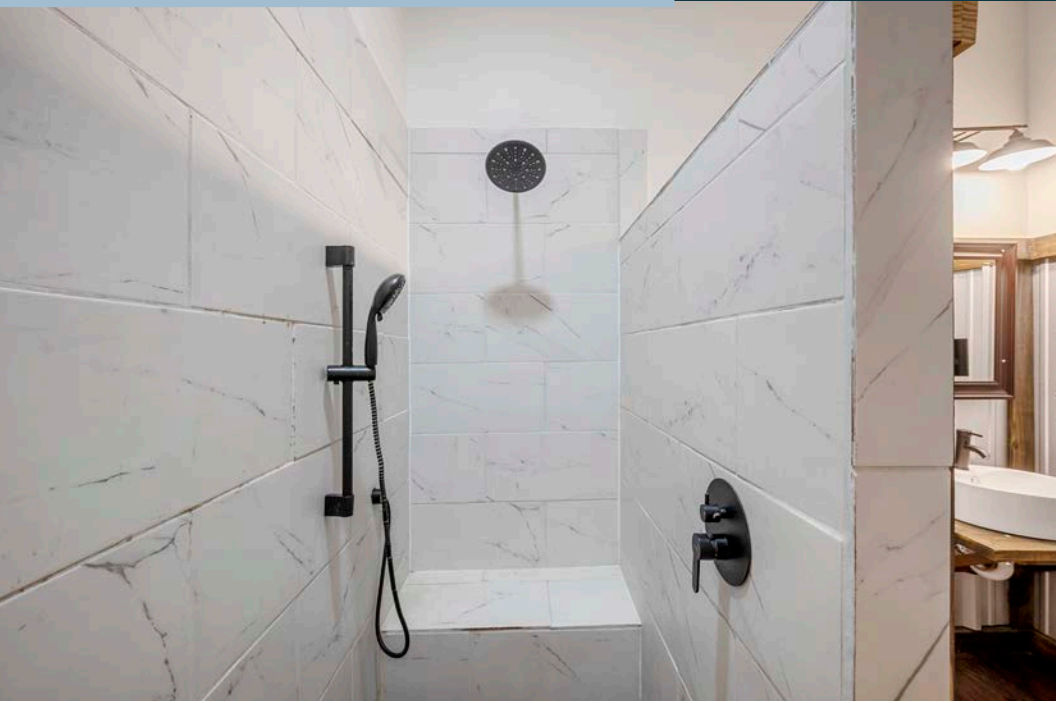




## COMMUNITY CENTER

The community center consists of a common area, coin operated washers and dryers, and bathrooms with showers for guests.

# AMENITY PHOTOS





## PROPERTY HIGHLIGHTS

### EXPANSION ROOM

Mountain View RV Park spans 147 acres of pristine countryside, offering guests a tranquil escape into nature. Visitors can enjoy scenic trails, open spaces, and the park's vast landscapes, making it an ideal retreat for adventurers and nature lovers. Mountain View RV Park has 125 acres of expansion room to build over 100 additional sites.

### TERRACE DECK

The Terrace at Mountain View RV Park offers 15 premium spaces, elevated over 50 feet above the surrounding property. Guests can enjoy unmatched views of the Kiamichi Mountains and the foothills of the Ouachita Mountains from this exclusive vantage point.

### 56 LARGE, PREMIUM RV SPACES

Mountain View RV Park offers various RV site options to meet guests' needs. The T1-Terrace sites, 26 x 40 feet, include an exclusive section of the park's 240-foot-long deck for scenic views. For larger rigs, T2-Terrace sites accommodate RVs up to 45 feet long. All Terrace sites feature concrete pads for added comfort.

### STOCKED FISHING POND

Guests can enjoy catch-and-release fishing in the private lake, reeling in bass, shell-cracker, bluegill, catfish, and crappie. Fly fishing enthusiasts can hone their skills, making it a perfect warm-up before visiting nearby Beavers Bend State Park.







# MOUNTAIN VIEW INFORMATION

## RENTS

**MONTHLY:** \$500

**WEEKLY:** \$260

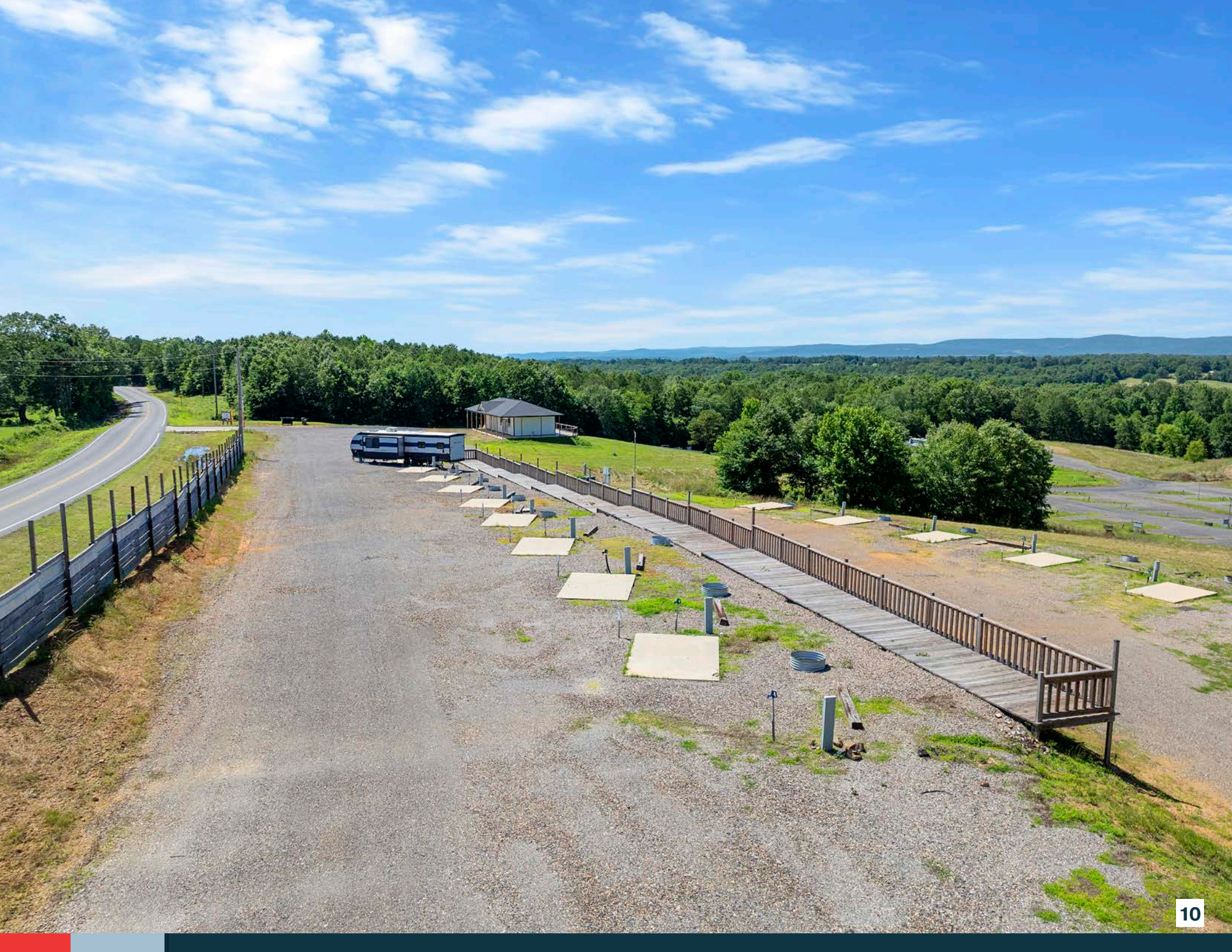
**NIGHTLY:** \$46

## AMENITIES

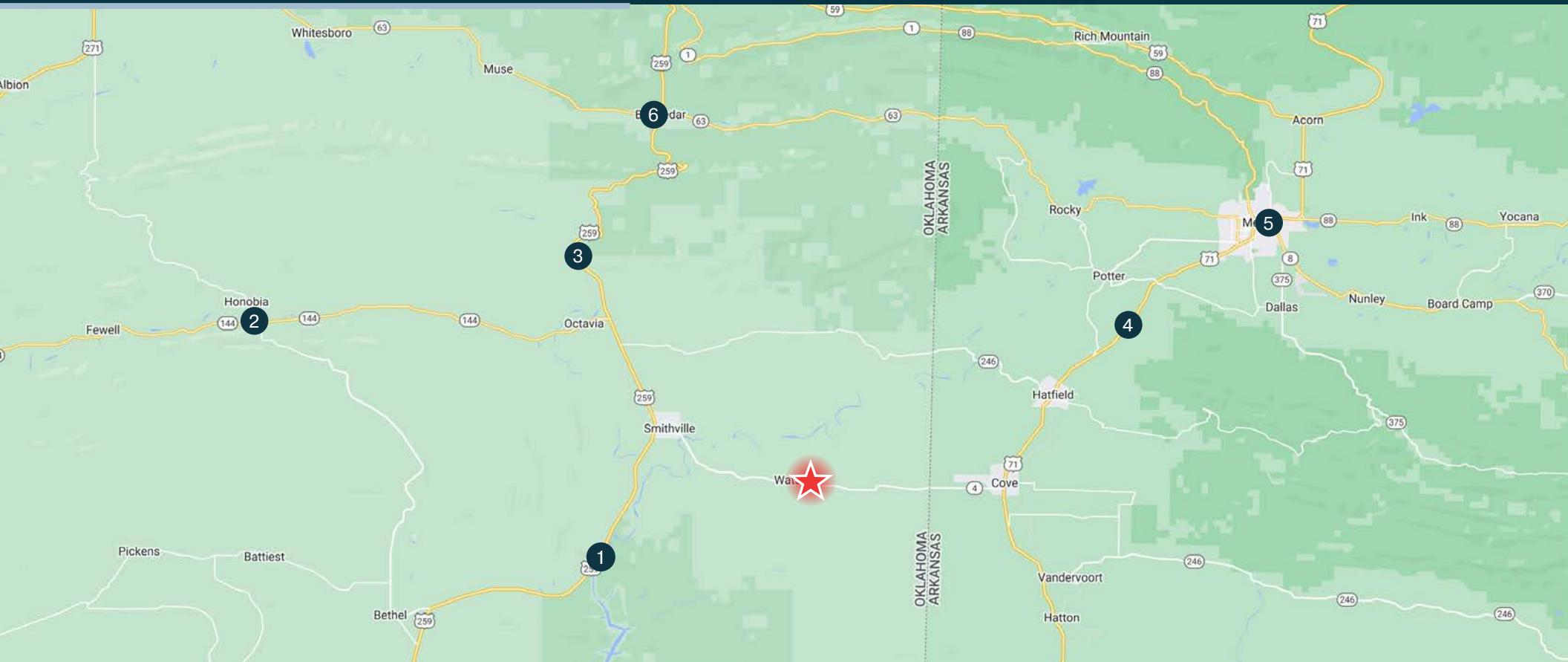
Mountain View RV Park offers a variety of amenities, including restrooms, showers, a 6-acre fishing pond, business-class WiFi, hiking trails, and a scenic boardwalk.

## INFRASTRUCTURE

<b>HOOKUPS</b>	Full
<b>METERING</b>	Not Individually Metered
<b>ROAD SURFACE</b>	Crushed Gravel
<b>PAD SITE SURFACE</b>	Crushed Gravel
<b>PAD DIMENSIONS</b>	60'x30'
<b>PARKING SPOTS PER SITE</b>	1-2
<b>WATER</b>	Rural Water
<b>SEWER</b>	Septic
<b>ELECTRIC</b>	Rich Mountain Electric
<b>TRASH</b>	County Trash Services
<b>CABLE/INTERNET/PHONE</b>	Windstream High Speed (AT&T Fiber)
<b>BATHROOM/SHOWERS</b>	Yes
<b>EXPANSION ROOM</b>	125 Acres



# MARKET COMPARABLES



	PARK NAME	ADDRESS	SPACES	DISTANCE	MONTHLY	WEEKLY	NIGHTLY	AMENITIES
★	Mountain View RV Park	7247 OK-4, Watson, OK 74963	56	0	\$500	\$260	\$46	Wi-Fi, Fishing, Hiking, Restrooms, Showers, Laundry
1	The Narrows Riverside RV Resort	33150 N US Hwy 259, Smithville, OK 74957	19	12.7 Miles	14 night maximum	\$300	\$45	Clubhouse, Restroom, Showers, Fishing, Hiking, Swimming, Tubing, Kayaking, Picnic Tables, Kids Play Area, Fire Pits
2	Mountainside Campground & RV Park	28494 Indian Rte 144, Smithville, OK 74957	15	17 Miles	\$475	\$210	\$35	Restroom, Showers, Picnic Tables, Pavillion
3	Cucumber Creek RV Park	66400 N US Hwy 259, Smithville, OK 74957	27	NA	\$550	NA	Rental Camper \$125 RV Site \$40-\$55	3 Swimming Holes, Restroom, Shower, Laundry
4	CMA - Iron Mountain Camp & Cabins	3994 U. S. Hwy 71, Mena, AR 71953	97	16.6 Miles	\$495	\$180	\$30	
5	Shadow Mountain RV Park	3708 South, U. S. Hwy 71, Mena, AR 71953	64	17.5 Miles	\$400	NA	\$40-\$60	Access to ATV & Mountainbike Trails, Playground, Bathroom, Showers, Laundry, Wi-Fi, Pool
6	Big Cedar Cabins & RV Park	21823 OK-63, Hodgen, OK 74939	21	26.3 Miles	\$500-\$550	NA	\$35-\$45	Wi-Fi, Laundry, Showers, Restrooms



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