



INVESTMENT OFFERING MEMORANDUM

Golden Pony RV Park

20-Site RV Park + 2,600 SF Commercial Building

34668 Reichert Summerfield Rd · Wister, OK 74966 · LeFlore County

\$350,000 20 RV SITES · 2,600 SF BUILDING · 12.2% PRO FORMA
CAP

Jeremy Parks SENIOR SALES ADVISOR · RISE ABOVE REALTY, LLC

Cell 405-906-9089 | Jeremy@RiseAboveRE.com



CONFIDENTIAL — FOR QUALIFIED, PROSPECTIVE PURCHASERS ONLY

Confidentiality & Disclaimer

This Offering Memorandum is provided for informational purposes only to qualified, prospective purchasers of the real property known as Golden Pony RV Park, located at 34668 Reichert Summerfield Rd, Wister, Oklahoma. All information has been compiled from seller-provided documents, owner representations, public records, and photographs furnished to Rise Above Realty, LLC.

Prospective purchasers must independently verify all information during due diligence, including but not limited to rent roll, income and expenses, occupancy, site count and condition, utilities, septic and water systems, the commercial building square footage and permitted uses, zoning, acreage, survey, title, and environmental matters. Financial information is unaudited and presented on a cash/management-reporting basis. No representation is made regarding future performance.

Please do not contact tenants, on-site guests, or vendors directly. All showings, questions, and requests for additional information should be directed through Jeremy Parks with Rise Above Realty, LLC. Any transaction will be subject to the mutually acceptable terms of a written purchase agreement and to buyer due diligence.

PROCESS

Terms of Engagement

1

CONFIDENTIALITY

Offering details are shared with qualified purchasers only. Recipients agree to maintain confidentiality and not to market or assign the opportunity without authorization.

2

NO DIRECT CONTACT

No contact with tenants, on-site guests, or vendors. All communication flows through the broker.

3

CONTROLLED DUE DILIGENCE

Showings and document review by appointment only. Park operations are not to be disrupted.

LISTING CONTACT

Jeremy Parks — Senior Sales Advisor, Rise Above Realty, LLC · Cell 405-906-9089 · Jeremy@RiseAboveRE.com

Transaction Summary

\$350K

OFFERING PRICE

20FULL-HOOKUP
SITES**2,600 SF**COMMERCIAL
BUILDING**12.2%**

PRO FORMA CAP

Golden Pony RV Park is a value-add investment near Lake Wister State Park and Southeastern Oklahoma's premier outdoor attractions. The property features 20 full-hookup RV sites and a 2,600-square-foot commercial building, together offering multiple avenues to grow income through higher occupancy, activation of the commercial space, and operational improvements.

Offering	RV park real estate, improvements, and commercial building
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Property	Golden Pony RV Park
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Address	34668 Reichert Summerfield Rd, Wister, OK 74966
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County	LeFlore County, Oklahoma
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Asking Price	\$350,000
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RV Sites	20 full-hookup sites (water, septic, electric 30/50 amp)
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Commercial Building	Approx. 2,600 SF (buyer to verify)
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Connectivity	On-site Wi-Fi via Starlink
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Occupancy	Approx. 75% current (seller-reported; buyer to verify)
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PRIMARY BUYER PROFILE

Owner-operator or investor seeking a value-add RV park with additional upside from an on-site commercial building and expansion land.

VALUE-ADD THESIS

Grow occupancy, expand additional acreage with additional sites or tiny homes, activate the 2,600 SF building, and implement utility chargebacks to lift NOI and compress the expense ratio.

Investment Highlights

03

An acquisition opportunity combining stabilized RV-site income with clear, executable upside in a strong tourism corridor.

- Proximity to Lake Wister State Park and the Ouachita National Forest — a consistent driver of seasonal and year-round outdoor-recreation demand.
- 12.2% pro forma cap rate at the \$350,000 offering price, based on the seller's pro forma at ~75% current occupancy.
- 20 full-hookup RV sites with 30/50-amp service, on-site Starlink Wi-Fi, and open land for potential site expansion.
- A 2,600 SF commercial building offering multiple income streams — restaurant, general store, event space, outfitter/retail, or short-term-rental conversion.
- Low overhead and simple operations, with room to professionalize management and marketing.
- Additional value-add levers: raise occupancy toward stabilized levels and pass through utilities to tenants to reduce the expense ratio.

POSITIONING

A cash-flowing park today with a credible path to materially higher NOI through lease-up, commercial activation, and expense pass-through.

BUYER VERIFICATION

Occupancy, rents, utility costs, building use/permits, and expansion feasibility should be verified in due diligence.



AERIAL — PROPERTY & EXPANSION LAND

Property Summary

Address	34668 Reichert Summerfield Rd
City / State	Wister, OK 74966
County	LeFlore County
Use	RV park with on-site commercial building
RV Sites	20 full-hookup sites
Hookups	Water, septic, and electric (30/50 amp)
Connectivity	On-site Wi-Fi via Starlink
Commercial Building	Approx. 2,600 SF (buyer to verify)
Expansion	Open land available for potential additional sites
Access	Easy access to sites and to the commercial building



AERIAL — SITE & PROPERTY BOUNDARIES

ASSET POSITIONING

Full-hookup RV sites with utilities in place, plus a flexible commercial building and room to expand — a platform for income growth.

BUYER VERIFICATION

Square footage, site count, septic/water systems, zoning, and permitted commercial uses should be verified during due diligence.

Commercial Building & Value-Add

The 2,600 SF commercial building is the differentiator for Golden Pony. Beyond RV-site rents, it provides an additional, flexible income stream that few competing parks offer — and it is currently underutilized relative to its potential.

Restaurant / Cafe	Serve park guests and lake traffic; a natural anchor for the property.
General Store	Convenience retail, camping supplies, and essentials for guests.
Event / Gathering Space	Rentable space for groups, reunions, and seasonal events.
Outfitter / Retail	Gear, bait/tackle, and rentals tied to lake and forest recreation.
Short-Term Rental	Conversion to lodging for additional nightly income.

VALUE-ADD NOTE

Activating the commercial building and improving occupancy are the primary levers to move NOI from current actuals toward the pro forma. A utility chargeback program is an additional, low-cost lever to reduce the expense ratio.



AERIAL — RV SITES & COMMERCIAL BUILDING

Operating Performance

The following summary is based on seller-provided figures. The 2025 column reflects trailing actuals at approximately 50% average occupancy; the 2026 column reflects a pro forma at approximately 75% current occupancy. Figures are unaudited and provided for preliminary underwriting only.

OPERATING METRIC	2025 ACTUALS	2026 PRO FORMA
Gross income	\$38,400	\$65,288
Operating expenses	\$18,192	\$25,485
Net operating income	\$20,208	\$39,803
Cap rate at \$350,000	6.2%	12.2%
Average occupancy	~50%	~75%

\$65K

PRO FORMA INCOME

\$39.8K

PRO FORMA NOI

12.2%

PRO FORMA CAP

\$350K

OFFERING PRICE

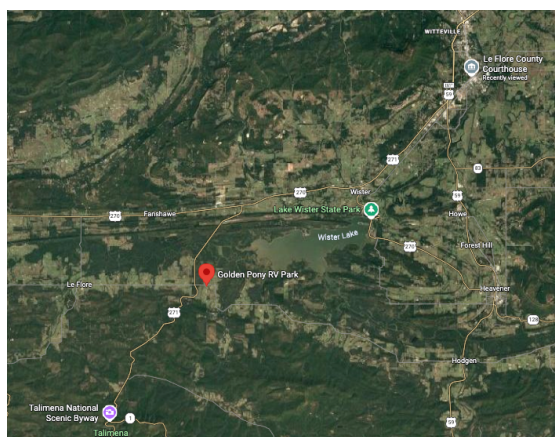
FINANCIAL REVIEW PROTOCOL

Figures are seller-provided and unaudited. Buyers should verify the rent roll, deposits, utility costs, occupancy, and all operating expenses during due diligence. Pro forma results depend on achieving and sustaining stabilized occupancy.

Site & Market Position

Golden Pony is located in southeastern Oklahoma near Wister Lake. The area benefits from consistent tourism driven by outdoor recreation, scenic travel routes, and regional attractions — supporting both seasonal peaks and steady year-round demand.

Lake Wister State Park	5 minutes
Wister Lake	5 minutes
Ouachita National Forest	15 minutes
Kiamichi River	20 minutes
Poteau (services, groceries, dining)	20 minutes
Heavener Runestone Park	25 minutes
Talimena National Scenic Byway	30 minutes
Cavanal Hill	30 minutes



REGIONAL LOCATION



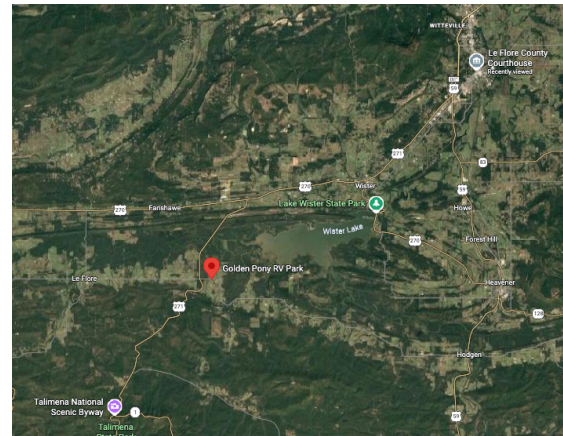
TALIMENA NATIONAL SCENIC BYWAY



AERIAL — RV SITES & COMMERCIAL BUILDING



AERIAL — PROPERTY BOUNDARIES



REGIONAL SETTING

INVESTMENT OPPORTUNITY

A high-demand outdoor-recreation market with an underperforming asset positioned for immediate upside through marketing, management, and commercial activation.

EXPANSION

Open acreage provides a path to add sites and further grow income beyond the current 20-site configuration.

Offering Contact

**RISE ABOVE REALTY, LLC****Jeremy Parks****SENIOR SALES ADVISOR**405-906-9089 · Jeremy@RiseAboveRE.com*Commercial Real Estate Advisory · RV Park & Land Disposition***SOURCE MATERIALS**

- Seller-provided trailing-12-month rent roll and expense ledger (period ending 6/30/2026).
- Seller-provided property notes and photographs.
- Public records — LeFlore County, Oklahoma.

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