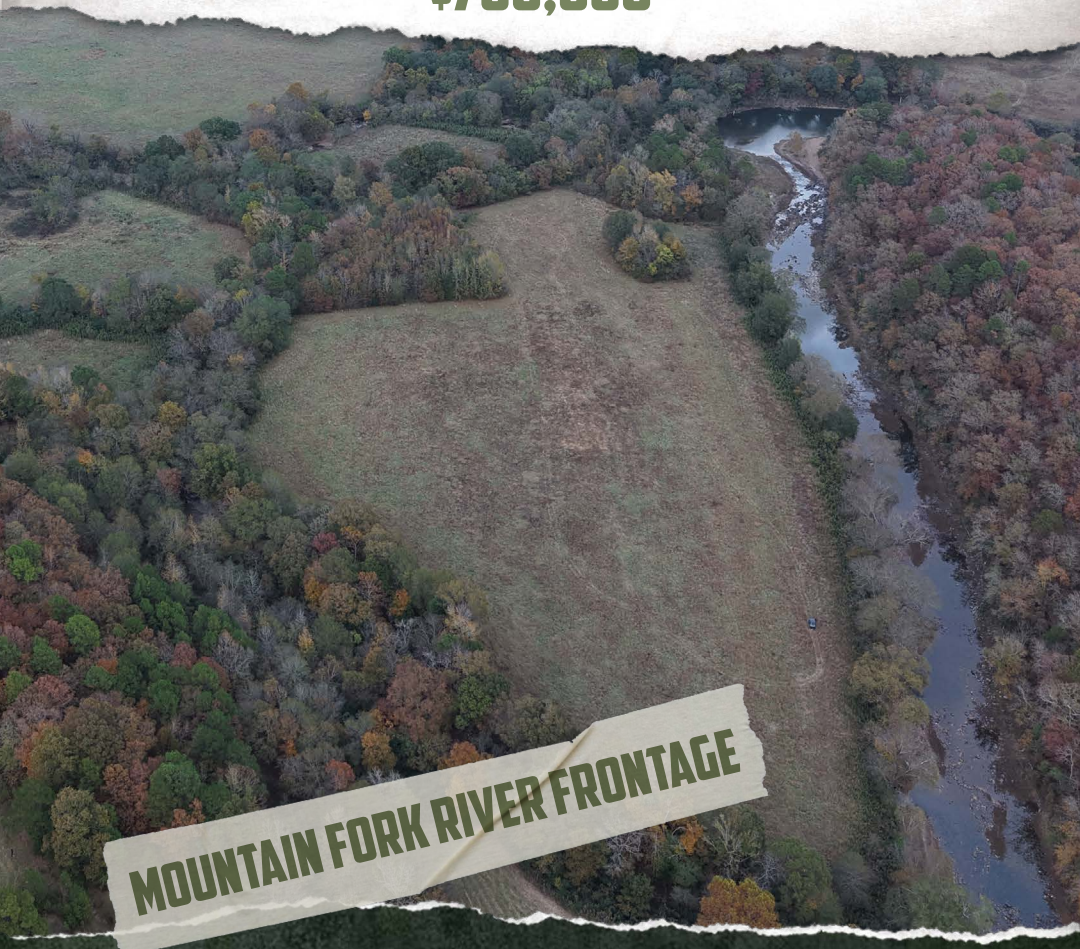
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

200± ACRES
McCURTAIN COUNTY, OK

$700,000



OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE McCURTAIN 200

PROPERTY PROFILE

LOCATION:

- Zafra Road
  Smithville, OK 74957
- McCurtain County
- 7.7± Miles NW of Hatfield, AR
- 17± Miles NE of Smithville
- 25± Miles SW of Mena, AR
- 35± Miles SE of the
  Billy Creek Recreation Area
- 46± Miles NE of Hochatown
- 50± Miles NE of Beavers Bend
  State Park at Broken Bow Lake
- 77± Miles SE of Sardis Lake
- 226± Miles NE of Dallas, TX

COORDINATES:

- 34.49215, -94.49190

PROPERTY USE:

- Hunting
- Investment
- Agricultural
- Recreational
- Cattle Pasture/Hay Field
- Potential Home/Cabin Sites

PROPERTY INFORMATION:

- 200± Acres
- 4,400'± Mountain Fork
  River Frontage
- Established Forage for Livestock
- Cow Creek Frontage
- Multiple Build Sites
- Mountain Views
- Plentiful Wildlife
- Electricity Available

TAX INFORMATION:

- Parcel 0000-04-01S-27E-3-005-00: $493
- Parcel 0000-04-01S-27E-3-006-00: $475
- Parcel 0000-05-01S-27E-4-002-00: $490
- Parcel 0000-05-01S-27E-4-004-00: $633



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WELCOME TO THE McCURTAIN 200

INTRODUCING THE MCCURTAIN 200 LOCATED IN SOUTHEAST OKLAHOMA NEAR THE COMMUNITY OF ZAFRA. This McCurtian County property offers 200± acres of as fine of river bottom land on the Mountain Fork River that you will find. Featuring nearly one mile of river frontage, the McCurtain 200 features one of, if not the largest, eddies on the Mountain Fork River. The Mountain Fork River is renowned for its crystal-clear water that flows into the famous Broken Bow Lake, which feeds the tourist destination of Hochatown. Enjoy your own piece of what so many travel to experience in Southeastern Oklahoma.

The 200± acres were once used as a cattle farm, and you immediately notice the established stand of forage just waiting for your livestock to be turned out and call this place home. One season of maintenance and this land will be back to its glory days. If your passion is more about the hunt, then you are in luck, as this tract is loaded with wild game to include deer, turkey, bear, hogs, and small game. No shortage of things to pursue.

The McCurtain 200 also offers potential for multiple homes or cabins. Plenty of acres lay outside the floodplain, so take advantage of the possibilities for investment and future returns. Not enough can be said about the McCurtain 200 other than you have to see it to truly appreciate it. Let's go today!

Call Luke Alston today to schedule a private showing and experience #TheSmallTownWay!





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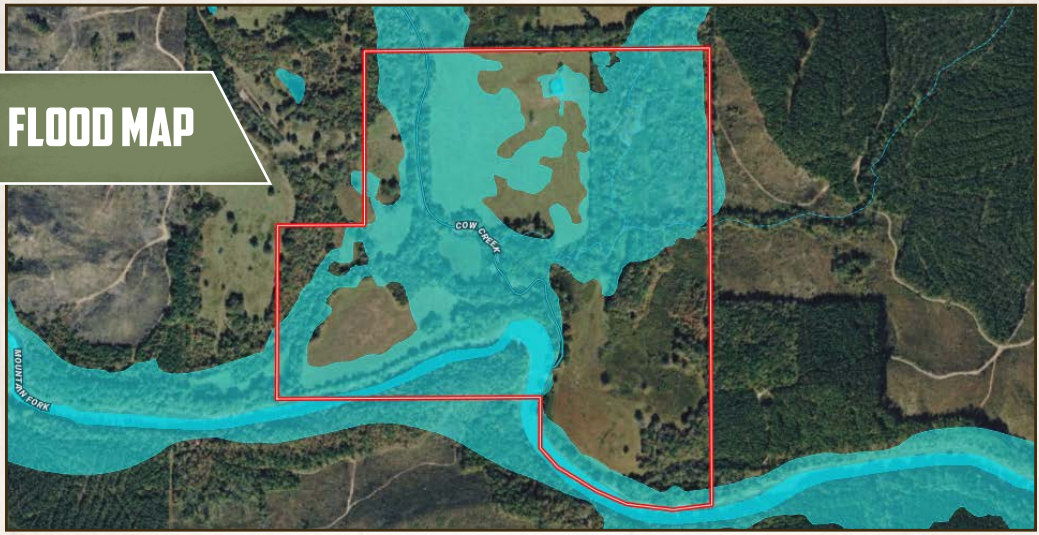


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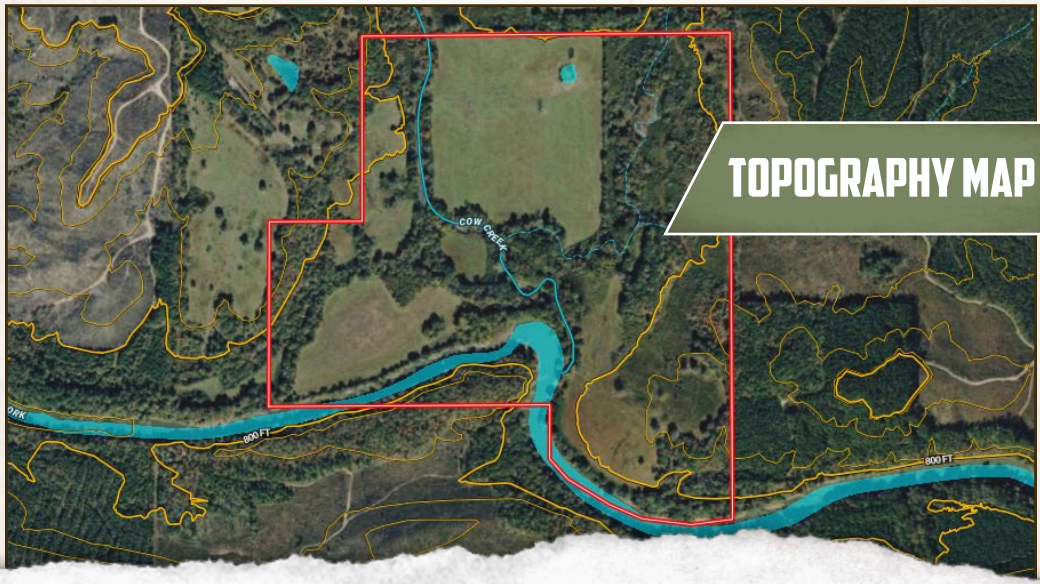
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FLOOD MAP



TOPOGRAPHY MAP





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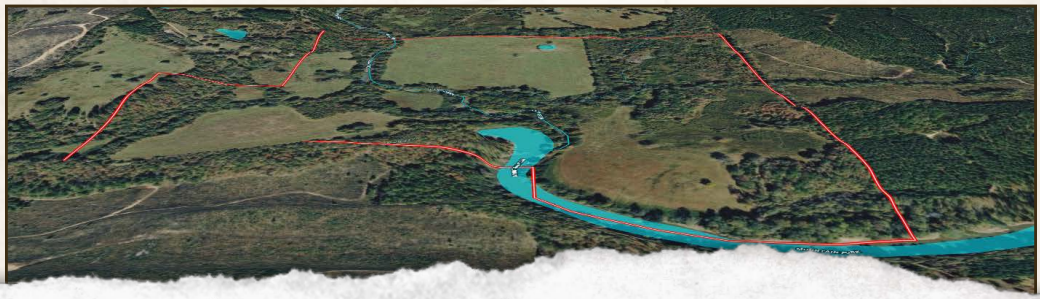
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3D MAPS







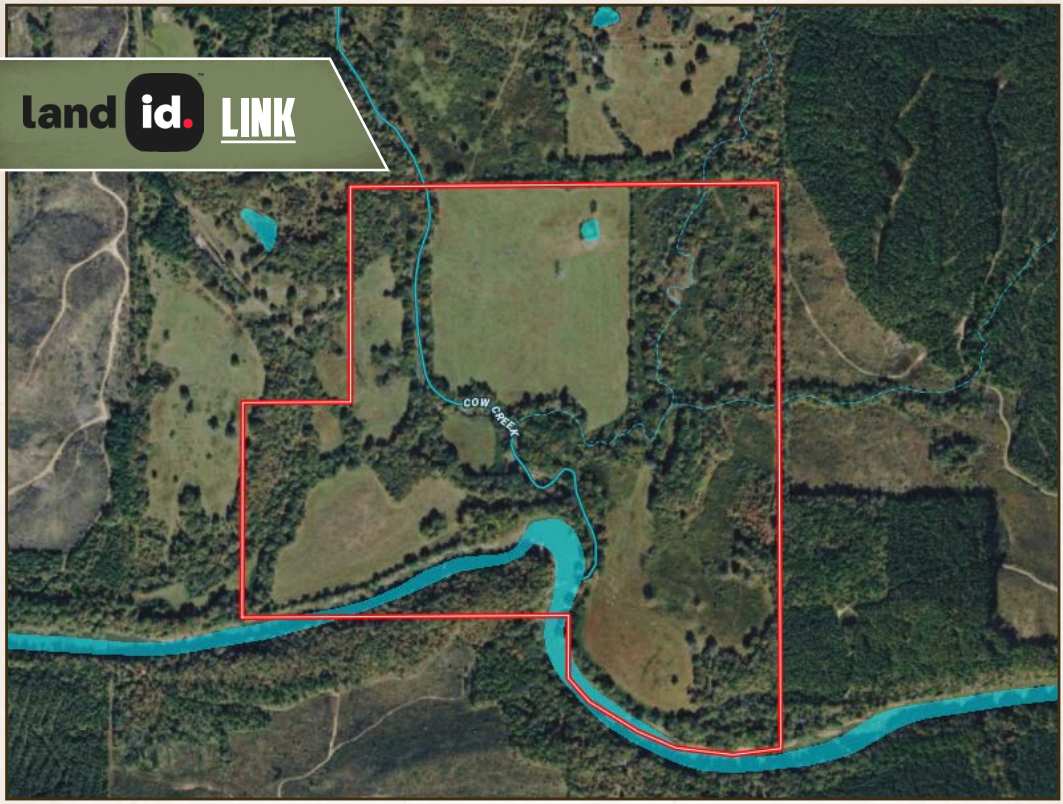


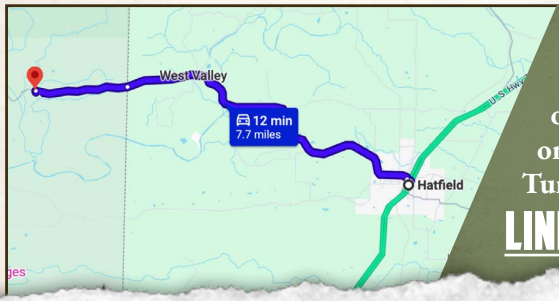
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land id. LINK





Directions From Hatfield, AR: Travel west on AR-264 for 5.9 miles. Continue onto Zafra Road for 1.6 miles. Turn left onto 124th Avenue and proceed 0.5 miles. Turn right to arrive at the property.

LINK TO GOOGLE MAP DIRECTIONS



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