



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

80.57± ACRES
McCURTAIN COUNTY, OK
\$749,000

PLUS AN OFF-GRID CABIN!

OFFICE (918) 301-0704 | WWW.SMALLTOWNPROPERTIES.COM

THE McCURTAIN 80.57

PROPERTY PROFILE

LOCATION:

- Indian Hwy 144
Bethel, OK 74724
- Borders the Three Rivers WMA
- McCurtain County
- 23± Miles N of Hochatown
- 31.7± Miles N of Broken Bow
- 33± Miles W of Arkansas
- 190± Miles NW of Shreveport, LA
- 212± Miles SE of Oklahoma City
- 217± Miles NE of Dallas, TX

COORDINATES:

- 34.4455, -94.8137

PROPERTY USE:

- Investment
- Recreational
- Hunting
- Fishing
- Potential
Homesite

PROPERTY INFORMATION:

- 80.57± Acres
- Mountain Views
- East Fork Glover River Frontage
- Mixed Hardwoods
- Multiple Building Sites
- Unfinished Off-Grid Cabin
- Utilities Available
- Hwy Access

TAX INFORMATION:

- \$36 for 2025
- Parcel ID:
0000-29-01S-24E-2-001-00



LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
MANAGING BROKER - OK, ASSOCIATE BROKER - LA
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MARISSA NICHOLS | LAND & RESIDENTIAL SPECIALIST
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5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MCCURTAIN 80.57

WELCOME TO THE MCCURTAIN 80.57, LOCATED ON SPRING MOUNTAIN IN THE BETHEL COMMUNITY OF SOUTHEAST OKLAHOMA. The stunning 80.57± acre McCurtain County property offers the best of both worlds: easy access off Indian Highway 144 and the privacy and beauty of mountain living.

Take advantage of the expansive Eastern View from the mountaintop, peaceful sunrises, and a perfect blend of rolling hills and level ground. With East Fork Glover River frontage, and utilities available this property is ready for your dream hunting cabin, weekend retreat, or forever home. There is over 20 acres on top of the mountain that provide multiple build sites for cabins/houses.



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MORE ABOUT THE McCURTAIN 80.57

Hunters and outdoor enthusiasts will appreciate the wildlife that frequent the land and the property's border with the Three Rivers Wildlife Management Area, providing exceptional hunting and miles of public land to explore. Nestled along the banks of the East Fork Glover River is an unfinished off-grid cabin, offering the perfect place to unwind, fish, or simply enjoy the sounds of the river.

Whether you're looking for a private getaway, an investment opportunity, a scenic hunting property, or a place to build your legacy, Spring Mountain offers endless possibilities. Take advantage of a rare opportunity to own a remarkable property!

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



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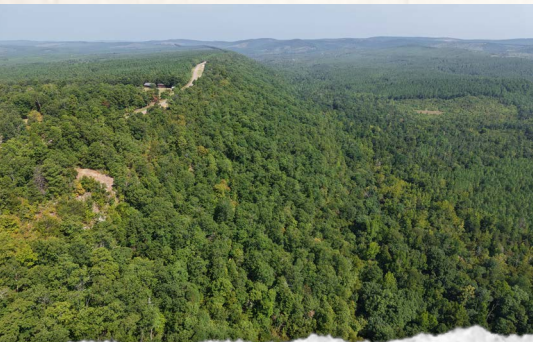
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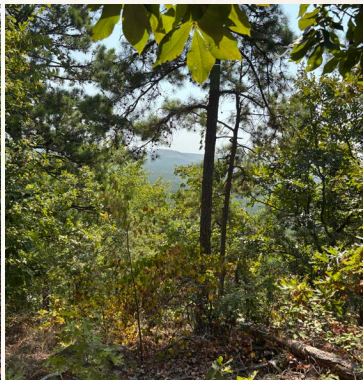
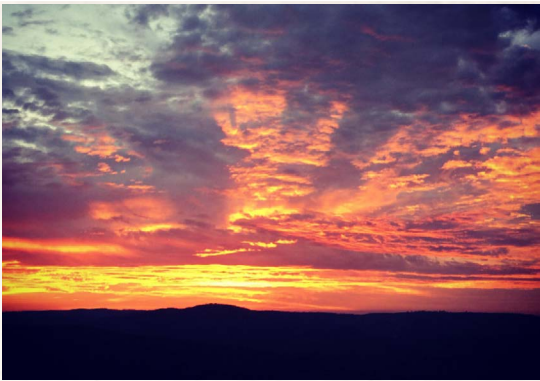
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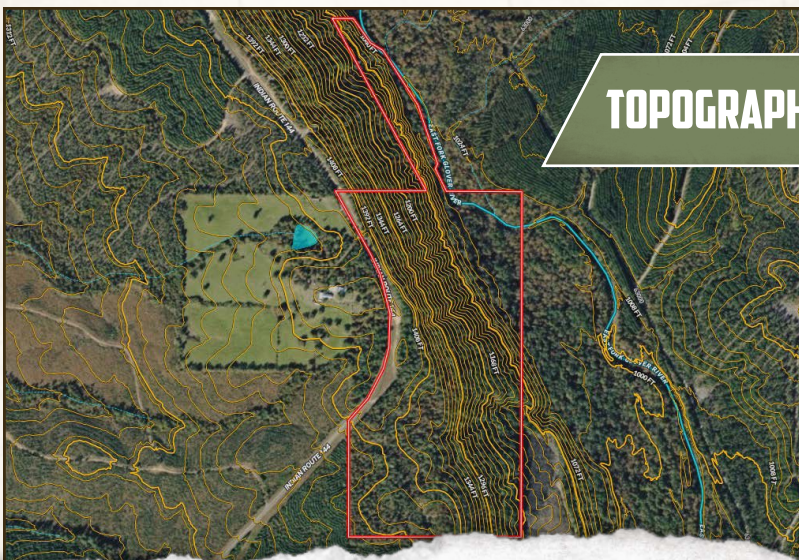
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FLOOD MAP



TOPOGRAPHY MAP



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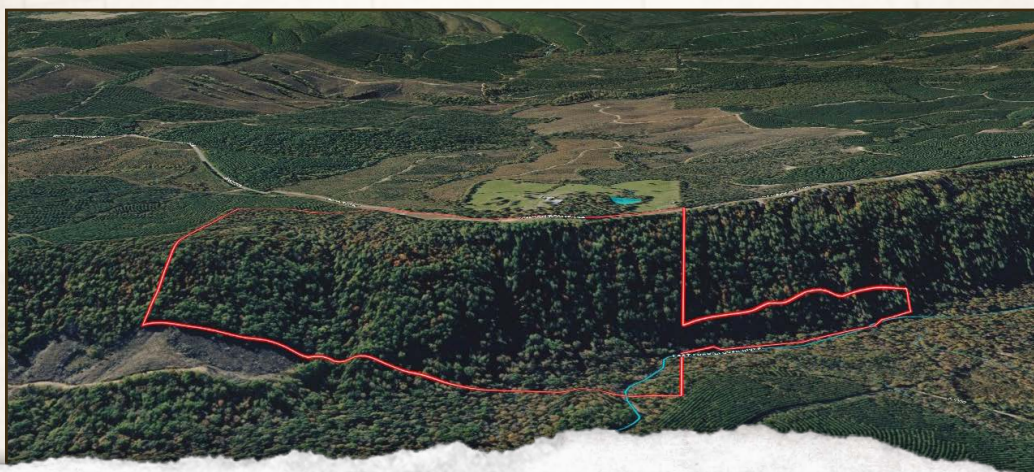
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3D MAPS



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Directions From Broken Bow, OK:
Travel 23.6 miles north on US 259 toward Hochatown. Turn left on Bethel Cutoff Road and proceed 1.6 miles. Continue straight onto Route 144/Indian Hwy 144 and travel 6.6 miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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