



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

10 INDIVIDUAL TRACTS
300± TOTAL ACRES
McCURTAIN COUNTY, OK
ACREAGE & PRICES VARY

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

THE McCURTAIN 300

PROPERTY PROFILE

LOCATION:

- Ridge Road and E1793 Road Smithville, OK 74957
- McCurtain County
- 1.5± Miles Northwest of Honobia Creek WMA
- 4.5± Miles North of Ouachita National Forest
- 8± Miles SE of Smithville
- 11± Miles W of Cove, AR
- 26± Miles SW of Mena, AR
- 32± Miles NE of Beavers Bend State Park on Broken Bow Lake
- 33± Miles NE of Hochatown
- 95± Miles NW of Texarkana
- 218± Miles NE of Dallas, TX

COORDINATES:

- 34.4109, -94.56945

PROPERTY USE:

- Potential Residential
- Investment
- Recreational

TAX INFORMATION:

- Parcel 0000-03-02S-26E-1-007-00
- Cost is TBD

PROPERTY INFORMATION:

- 300± Total Acres
- 10 Separate Tracts
- Utilities Available
- Mountain Views
- Wet Weather Creeks
- Varying Elevation
- Predominantly Forested
- Interior Road System
- Abundant Wildlife
- Multiple Home Sites
- No Mobile Homes Allowed

ACREAGE & PRICING:

- Tract 1: \$3,750/Acre—40.53± Acres: \$151,988
- Tract 2: \$4,000/Acre—28.35± Acres: \$113,400
- Tract 3: \$4,000/Acre—35.66± Acres: \$142,640
- Tract 4: \$4,000/Acre—39.71± Acres: \$158,840
- Tract 5: \$3,750/Acre—44.69± Acres: \$167,588
- Tract 6: \$4,000/Acre—16.03± Acres: \$64,120
- Tract 7: \$4,000/Acre—34.40± Acres: \$137,600
- Tract 8: \$4,000/Acre—32.06± Acres: \$128,240
- Tract 9: \$4,000/Acre—14.22± Acres: \$56,880
- Tract 10: \$4,000/Acre—15.71± Acres: \$62,840

**DISCLAIMER: Each tract will require a survey for exact acreage and legal description.*



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LUKE ALSTON, ALC

EXECUTIVE BROKER - AR

MANAGING BROKER - OK

ASSOCIATE BROKER - LA

C: 479-234-1376 | O: 479-588-1034

lukealston@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

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Information is believed to be accurate but not guaranteed.

WELCOME TO THE McCURTAIN 300

INTRODUCING 10 TRACTS OF LAND IN SOUTHEAST OKLAHOMA! Located in McCurtain County, near the community of Watson, each tract is carved out of 300 total acres. The dream of living the rural life becomes a reality here!

The properties each have tons of character with varying elevation and at least one building site, if not several, and most tracts have mountain views. No cookie-cutter tracts in this place. All are heavily forested with predominantly hardwood timber, so if you enjoy fall foliage, spring blooming, or food for the local wildlife, each tract can provide all three. The 10 tracts are laid out for easy access to all-weather county roads and electricity. Rural water is nearby if you choose to bring it to your tract.



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MORE ABOUT THE McCURTAIN 300

Recreational opportunities expand beyond the property lines as access to the Ouachita National Forest is a short off-road vehicle ride away where you will find miles of trails for your riding enjoyment. You are halfway between Mena, AR, and Hochatown, OK, each known as a destination town for entertainment, outdoor recreation, and natural beauty among the Ouachita/Kiamichi regions of Southeast Oklahoma and Southwest Arkansas.

Affordable, well-located, multi-use tracts with convenient access make these properties an obvious choice. Let's go for a ride today! **Disclaimer: Each tract will require a survey for exact acreage and legal description.*

**Call Luke Alston today to schedule a personal tour
and experience #TheSmallTownWay!**



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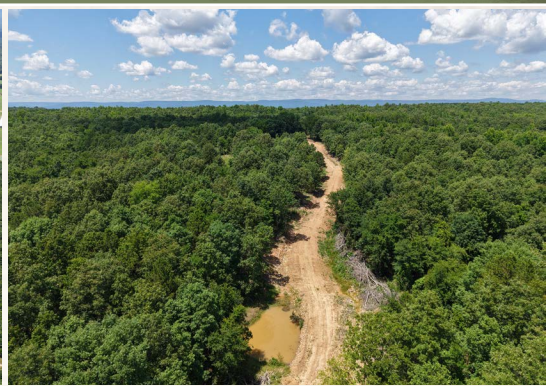
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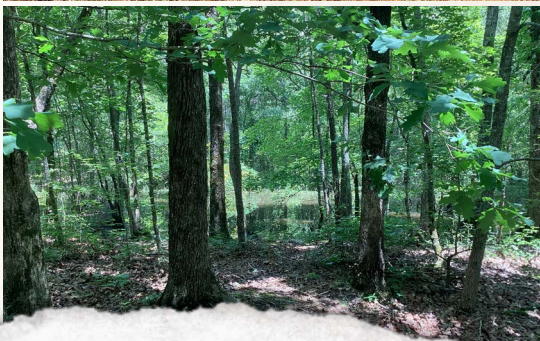
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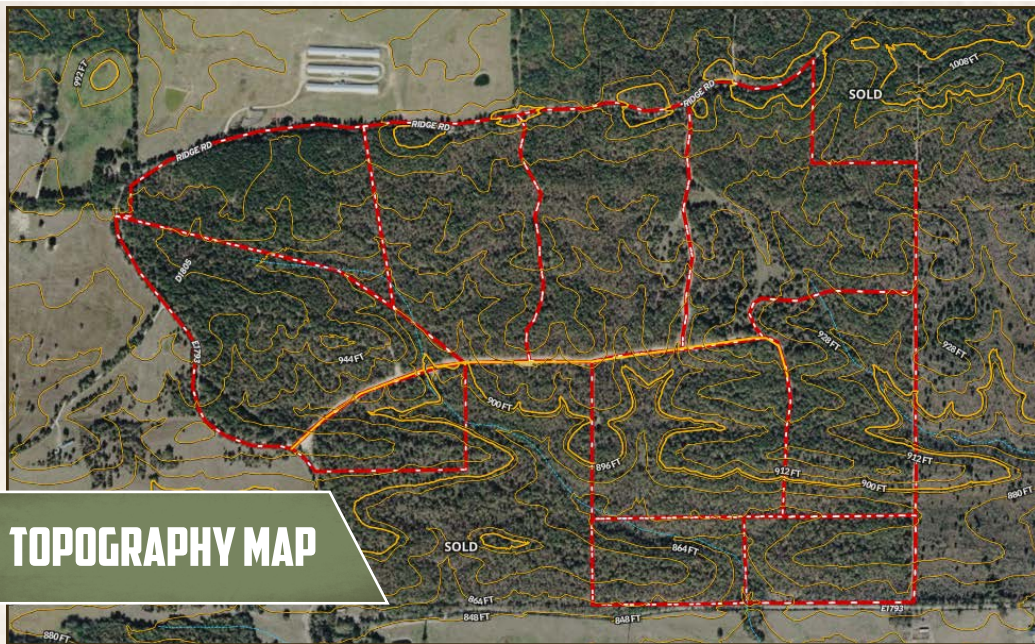
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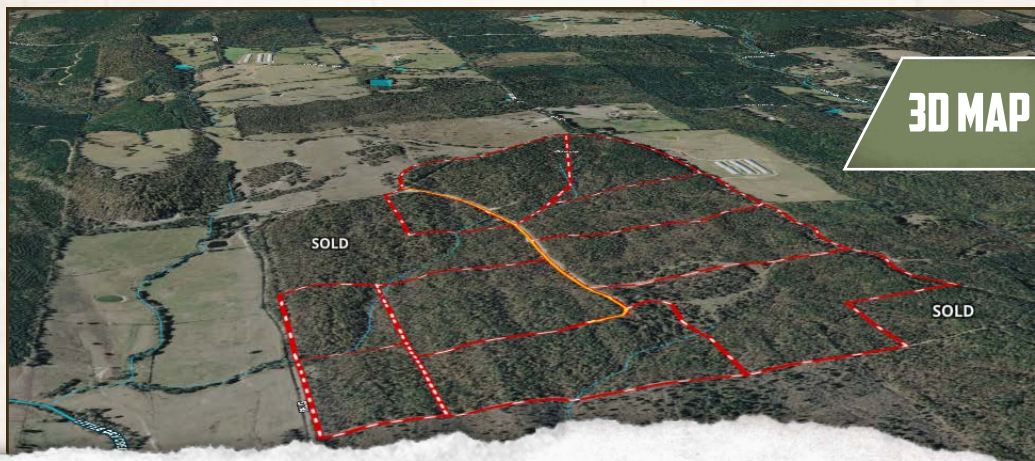
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TOPOGRAPHY MAP



3D MAP



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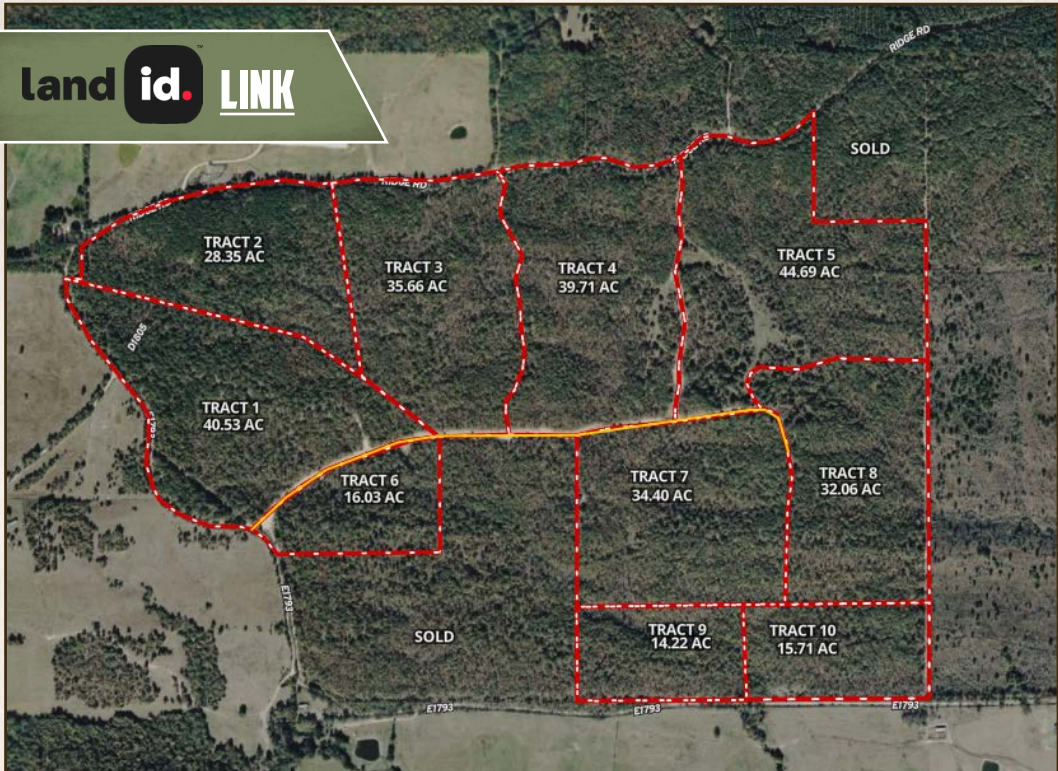
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land id. LINK



Directions From Smithville, OK: Travel 5 miles east on Hwy 4. Turn right on Buffalo Road and continue 2 miles. Turn left on Ridge Road or turn right on E1793.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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