SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

284± ACRES
McCURTAIN COUNTY, OK
$852,000



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

THE McCURTAIN 284

PROPERTY PROFILE

LOCATION:

- Ridge Road
  Smithville, OK 74957
- McCurtain County
- 8± Miles SE of Smithville
- 11± Miles W of Cove, AR
- 26± Miles SW of Mena, AR
- 32± Miles NE of the Beavers Bend State Park
- 36± Miles NE of Broken Bow Lake
- 38± Miles NE of Hochatown
- 95± Miles NW of Texarkana, TX/AR
- 218± Miles NE of Dallas, TX

COORDINATES:

- 34.4109, -94.56945

TAX INFORMATION:

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

PROPERTY USE:

- Investment
- Recreational
- Potential Home/Cabin Site
- Potential Livestock Operation

PROPERTY INFORMATION:

- 284± Total Acres
- Predominantly Forested
- Interior Road System
- Wet Weather Creeks
- Varying Elevation
- Mountain Views
- Multiple Build Sites
- Abundant Wildlife
- Utilities Available
- Acreage Additionally Offered in 9 Individual Tracts





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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
smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE McCURTAIN 284

WELCOME TO THE MCCURTAIN 284 IN SMITHVILLE, OKLAHOMA! This great 284± acre McCurtain County property offers plenty of elbow room! Varying elevations give the acreage a lot of character from creek bottoms to ridge tops with many mountain views.

The tract is heavily forested with predominantly hardwood timber; so you can enjoy fall foliage and spring blooming while also ensuring there is food for the local wildlife. The current owner has constructed interior roads for future development and just for the ease of a single owner getting maximum enjoyment out of their acreage. A few open spots round out the potential of having a few head of livestock or creating food plots for the critters that call this place home.





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MORE ABOUT THE McCURTAIN 284

Recreational opportunities expand beyond the property lines of the McCurtain 284, as you are halfway between Mena, Arkansas, and Hochatown. Both are known as destination towns for entertainment, outdoor recreation, and their natural beauty in the Ouachita/Kiamichi regions of Southeast Oklahoma and Southwest Arkansas. Easy access via county roads and the availability of electricity are a cost saver for the next owner. Rural water is also nearby if you choose to bring that to your tract.

The dream of living the rural life becomes reality with this affordable, well-located tract. The McCurtain 284 is an obvious choice. *Acreage additionally offered in 9 individual tracts.*

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





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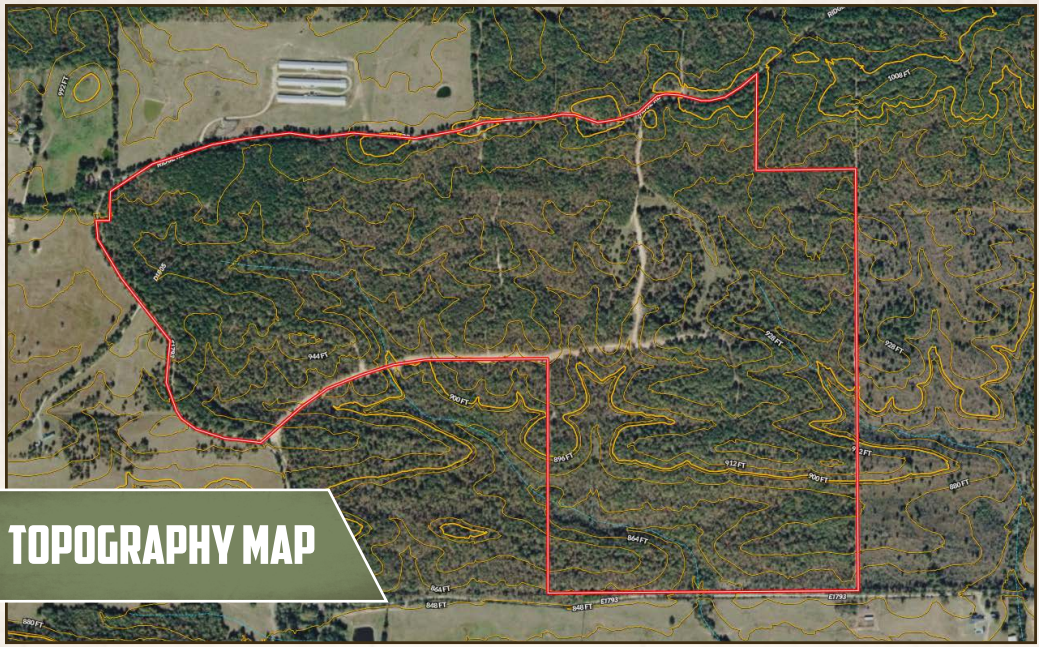




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TOPOGRAPHY MAP



3D MAP



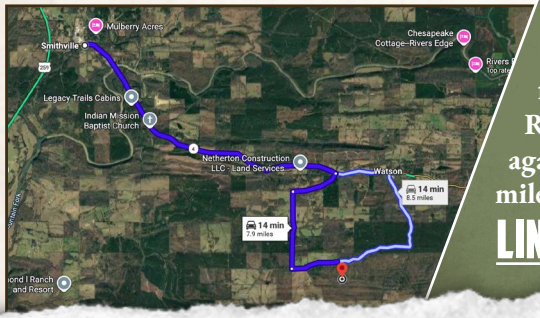
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land id. LINK





Directions From Smithville, OK: Travel east on OK-4 for 5 miles. Turn right onto Buffalo Road and continue for 0.8 miles. Turn left onto East Buffalo Road and proceed for 1.3 miles. Turn left again onto Ridge Road and continue 0.8 miles to the property.

LINK TO GOOGLE MAP DIRECTIONS



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