

**Goodwater Ranch**  
4254 Goodwater Road  
Haworth, OK 74740

**\$288,000**  
80± Acres  
McCurtain County



**Goodwater Ranch**  
**Haworth, OK / McCurtain County**

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**SUMMARY**

**Address**

4254 Goodwater Road null

**City, State Zip**

Haworth, OK 74740

**County**

McCurtain County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

33.909743 / -94.578516

**Acreage**

80

**Price**

\$288,000

**Property Website**

<https://www.forestryrealestate.com/property/goodwater-ranch/mccurtain/oklahoma/110122/>



## **Goodwater Ranch**

### **Haworth, OK / McCurtain County**

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#### **PROPERTY DESCRIPTION**

Discover the perfect combination of ranching and country living at Goodwater Ranch, a remarkable 80-acre property in scenic McCurtain County, Oklahoma. Conveniently located near Idabel, Broken Bow, and Hochatown, this diverse ranch offers easy access to the area's restaurants, entertainment, and outdoor attractions while providing the privacy, peace, and relaxation that only a large acreage property can offer.

Outdoor enthusiasts will appreciate being just minutes from the Mountain Fork River, renowned for excellent fishing, kayaking, canoeing, and year-round outdoor recreation.

Goodwater Ranch, accessed directly from Goodwater Road, consists of gently rolling pastureland scattered with towering mature oak trees that create stunning homesites, cabin locations, and shaded grazing areas. The fertile soils support livestock production.

#### **Unmatched Hunting & Outdoor Recreation**

Goodwater Ranch is located in one of southeastern Oklahoma's most desirable hunting regions. In addition to the property's excellent deer, turkey, and potential waterfowl hunting, owners will enjoy close proximity to the 14,216-acre Little River National Wildlife Refuge. The refuge provides thousands of acres of public access for outdoor recreation, including hunting, fishing, wildlife viewing, photography, hiking, and seasonal waterfowl opportunities.

The refuge is known for its extensive bottomland hardwood forests, wetlands, sloughs, and river systems that support abundant populations of deer, turkey, ducks, and other native wildlife. Having access to both a private hunting ranch and nearby public wildlife lands significantly expands recreational opportunities throughout the year.

#### **Property Highlights**

- 80 acres in McCurtain County, Oklahoma
- Convenient location near Idabel, Broken Bow, and Hochatown
- Excellent access from Goodwater Road
- Rolling pastureland with mature oak trees
- Excellent whitetail deer hunting
- Strong wild turkey population
- Potential duck hunting opportunities
- Multiple scenic homesites and cabin locations
- Close to Mountain Fork River fishing and kayaking
- Near the 14,216-acre Little River National Wildlife Refuge
- Peaceful rural setting with abundant wildlife

#### **Ideal Uses**

#### **Working Cattle Ranch**



The property's fertile soils, productive pastureland, and established hay meadow provide an excellent foundation for a cattle operation. The combination of grazing land, shade trees, and water resources makes this a highly functional livestock property.

### **Country Home, Horse Property, or Family Legacy Ranch**

Build your dream home among the mature oaks overlooking rolling pastureland. With ample room for horses, cattle, gardens, and outdoor recreation, Goodwater Ranch offers the ideal rural lifestyle while remaining within easy reach of Broken Bow and Hochatown.

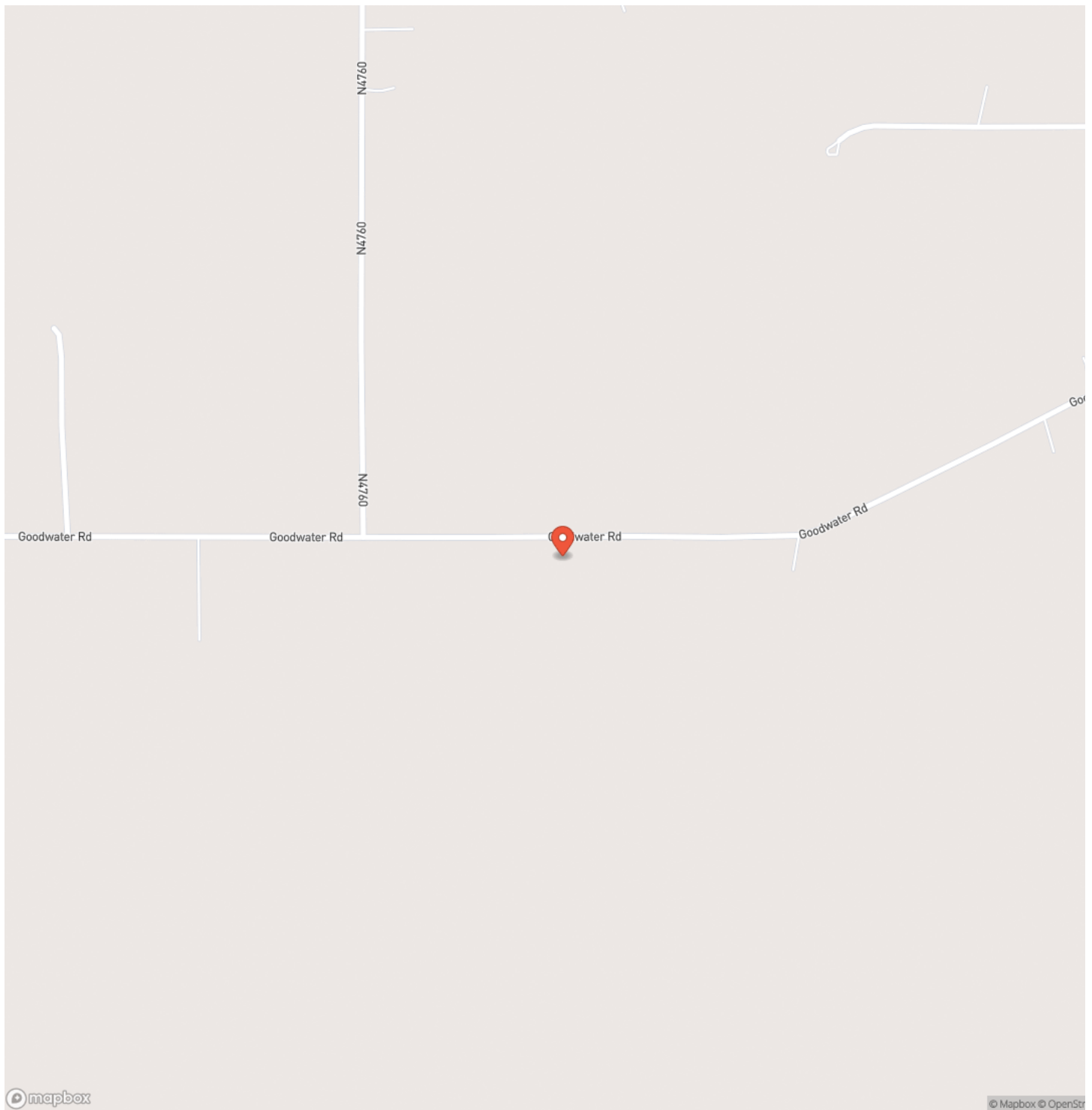
**Whether you're looking for a productive cattle ranch or a peaceful country retreat, Goodwater Ranch offers a rare opportunity to own a versatile 80-acre property in one of Oklahoma's most sought-after outdoor destinations.**



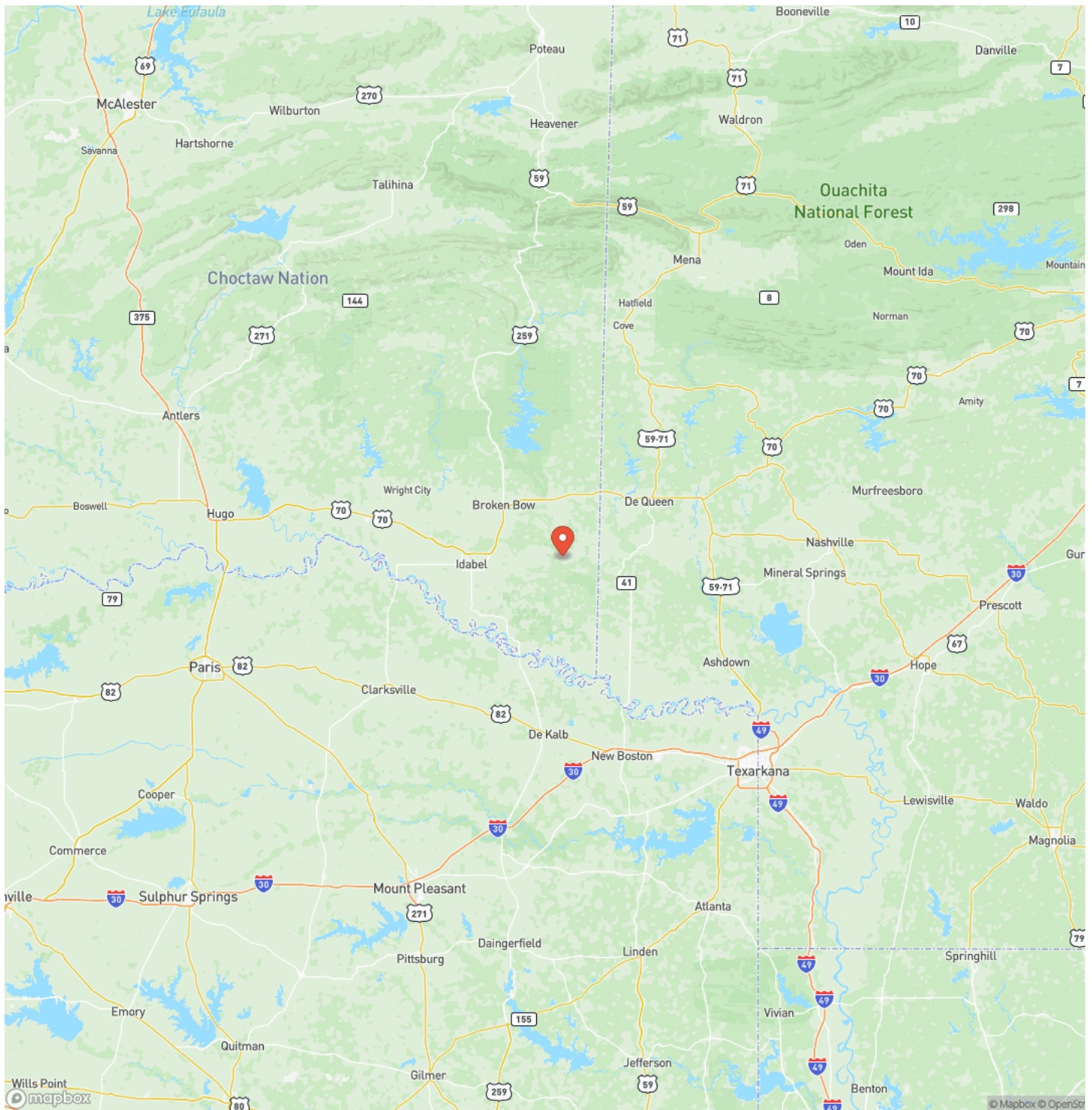
Goodwater Ranch  
Haworth, OK / McCurtain County



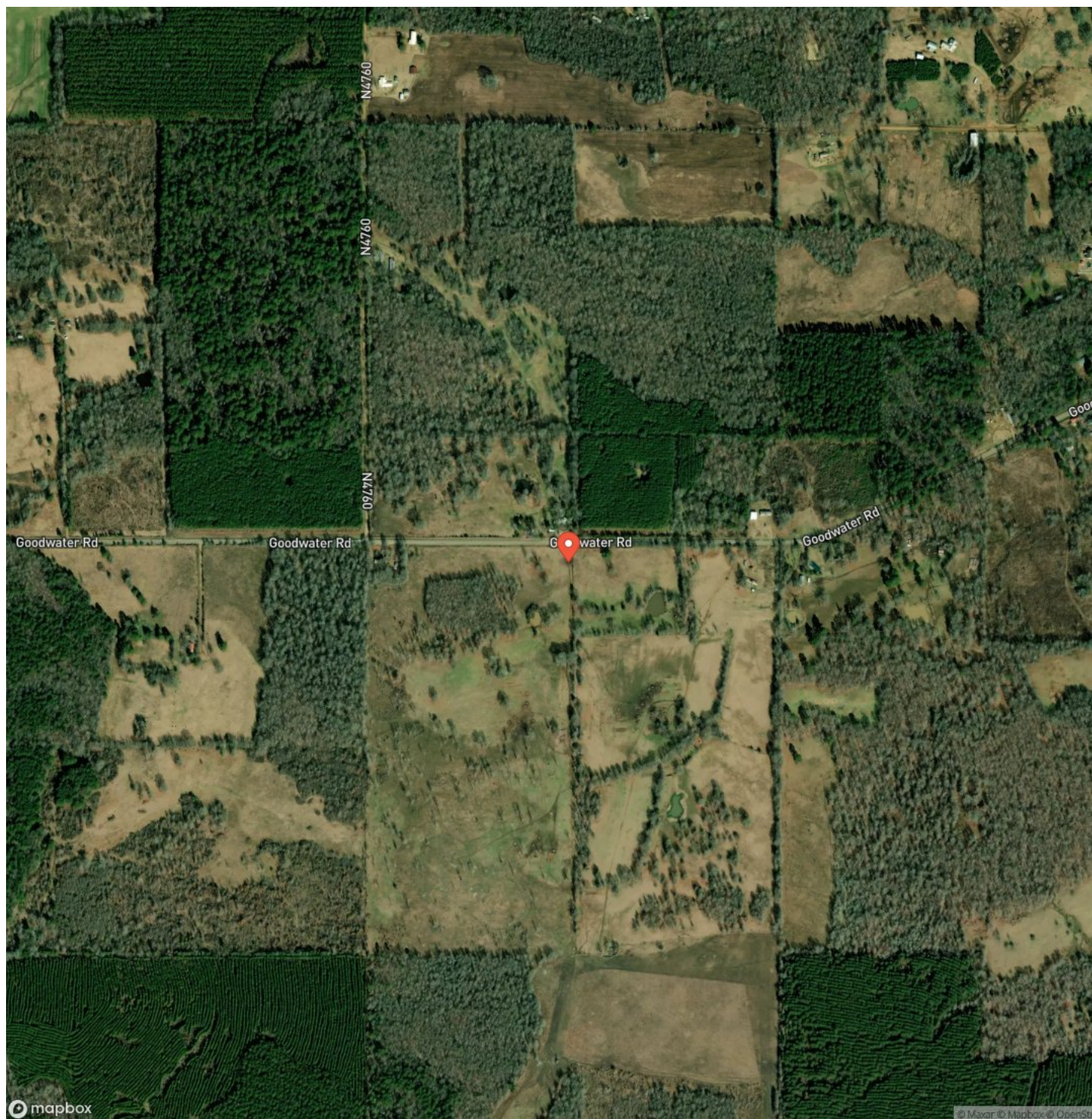
## Locator Map



## Locator Map



## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian DePriest

## Mobile

(903) 556-6375

## Office

(501) 219-8600

## Email

bdepriest@forestryrealestate.com

## Address

216 Olive St.

## City / State / Zip

Texarkana, AR 71854

## NOTES

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**<https://www.forestryrealestate.com/>**

## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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