

Hunting Paradise
Broken Bow, OK 74728

\$1,120,000
280± Acres
McCurtain County



Hunting Paradise Broken Bow, OK / McCurtain County

SUMMARY

City, State Zip

Broken Bow, OK 74728

County

McCurtain County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

33.92790 / -94.51932

Acreage

280

Price

\$1,120,000

Property Website

<https://arrowheadlandcompany.com/property/hunting-paradise-mccurtain-oklahoma/29780/>



PROPERTY DESCRIPTION

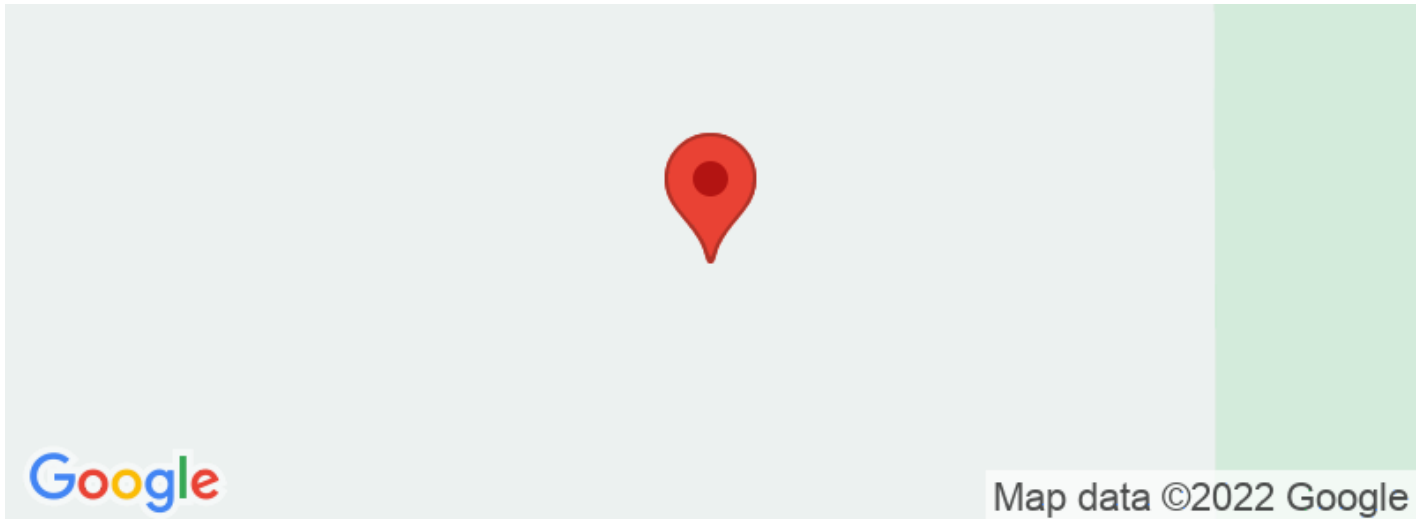
Price Reduced! If you are looking for the perfect hunting property to escape the hustle and bustle of the city, this property would be perfect for you. Being only 25 minutes from Idabel, this spot is ideal for a quick lunch run between hunts, or if you are looking for a perfect family getaway to one of the most popular areas in Oklahoma, Hochatown is also just 40 minutes away. Upon entering the gate, there are more than 4 miles of trails that take you throughout the property. The main trail leads you to a beautiful hunting cabin surrounded by woods with a large front porch that looks over a pond stocked with catfish. The owner has a map of 20 plus stands and blinds that will remain on the property. Trails throughout the property cut through the thickets and make for perfect shooting lanes. The eastern fence line backs up to 208 acres of the Quachita Wildlife Management Area, which allows for even more hunting opportunities. There are also thousands of acres of public hunting land within a few miles to the north. While driving around the property, the owner stated "you will easily see 20 plus deer" from numerous blinds situated throughout and further went on to say, "the only way I can describe the rut here is that it is just magical." Hogs as well as small game are also on the property which allow for year round hunting opportunities, or if you decide to take a break from hunting, there are 2 stocked ponds which offer a great change of pace. This will be a great choice for anyone looking for an incredible hunting property or for a quiet getaway deep in the woods. If you would like more information or would like to schedule a private showing, please contact Jared Prewett at [\(580\) 399-2583](tel:5803992583).



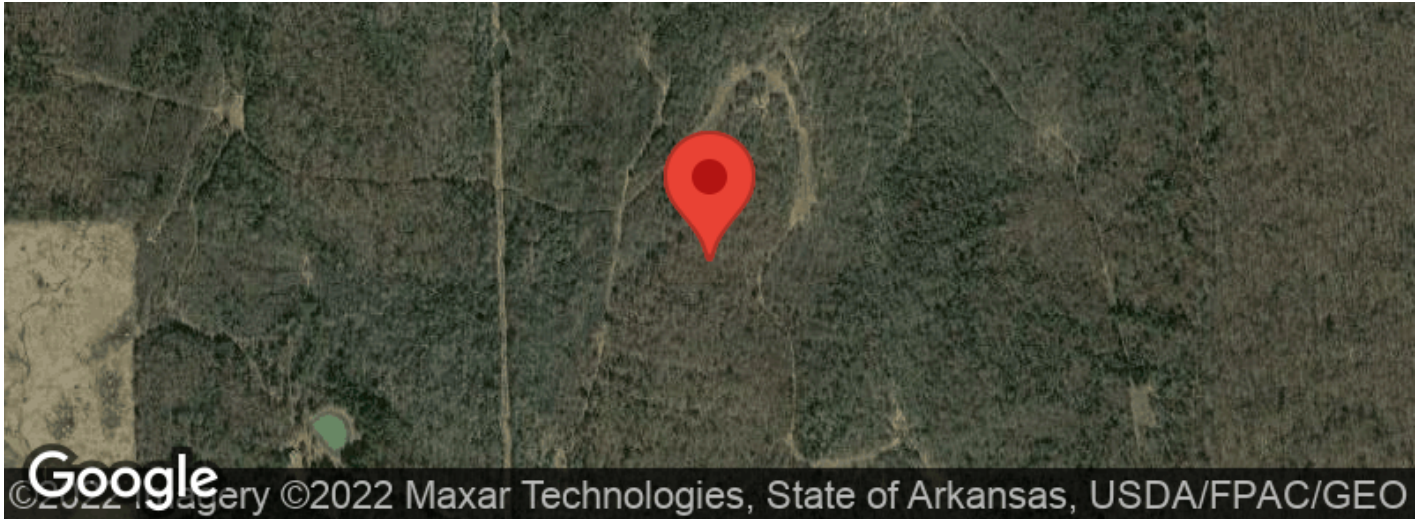
Hunting Paradise
Broken Bow, OK / McCurtain County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Prewett

Mobile

(580) 399-2583

Email

jared.prewett@arrowheadlandcompany.com

Address

City / State / Zip

Maud, OK 74854

NOTES

NOTES

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

