

**Exceptional 80 +/- Acres of Hunting & Recreational
Property**
CR N 4575
Mccurtain, OK 74944

\$360,000
80± Acres
Haskell County



Exceptional 80 +/- Acres of Hunting & Recreational Property Mccurtain, OK / Haskell County

SUMMARY

Address

CR N 4575

City, State Zip

Mccurtain, OK 74944

County

Haskell County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

35.108002 / -94.874269

Acreage

80

Price

\$360,000

Property Website

<https://fieldslandcompany.com/property/exceptional-80-acres-of-hunting-recreational-property-haskell-oklahoma/96953/>



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PROPERTY DESCRIPTION

EXCEPTIONAL 80 +/- ACRES OF HUNTING & RECREATION PROPERTY IN LeFLORE COUNTY, OK

Discover 80 beautiful acres offering the perfect blend of mature hardwoods and open fields, ideal for hunting, recreation, or a private retreat. The property features multiple established food plots, with blinds and feeders already in place—ready for immediate use. Brazil Creek runs through the land, providing scenic views, excellent wildlife habitat, and great fishing opportunities.

Well-maintained trails and roads allow easy access throughout the property. Located in big deer country, this land is loaded with deer and hogs, making it a prime hunting destination.

An additional adjoining 80 acres to the south is also available for purchase, offering the opportunity to expand your acreage. A rare chance to own a turnkey recreational property with water, wildlife, and proven hunting success. Easy access onto the property by a 30' wide recorded easment.

40 Miles to Poteau

50 Miles to Ft. Smith

135 Miles to Tulsa

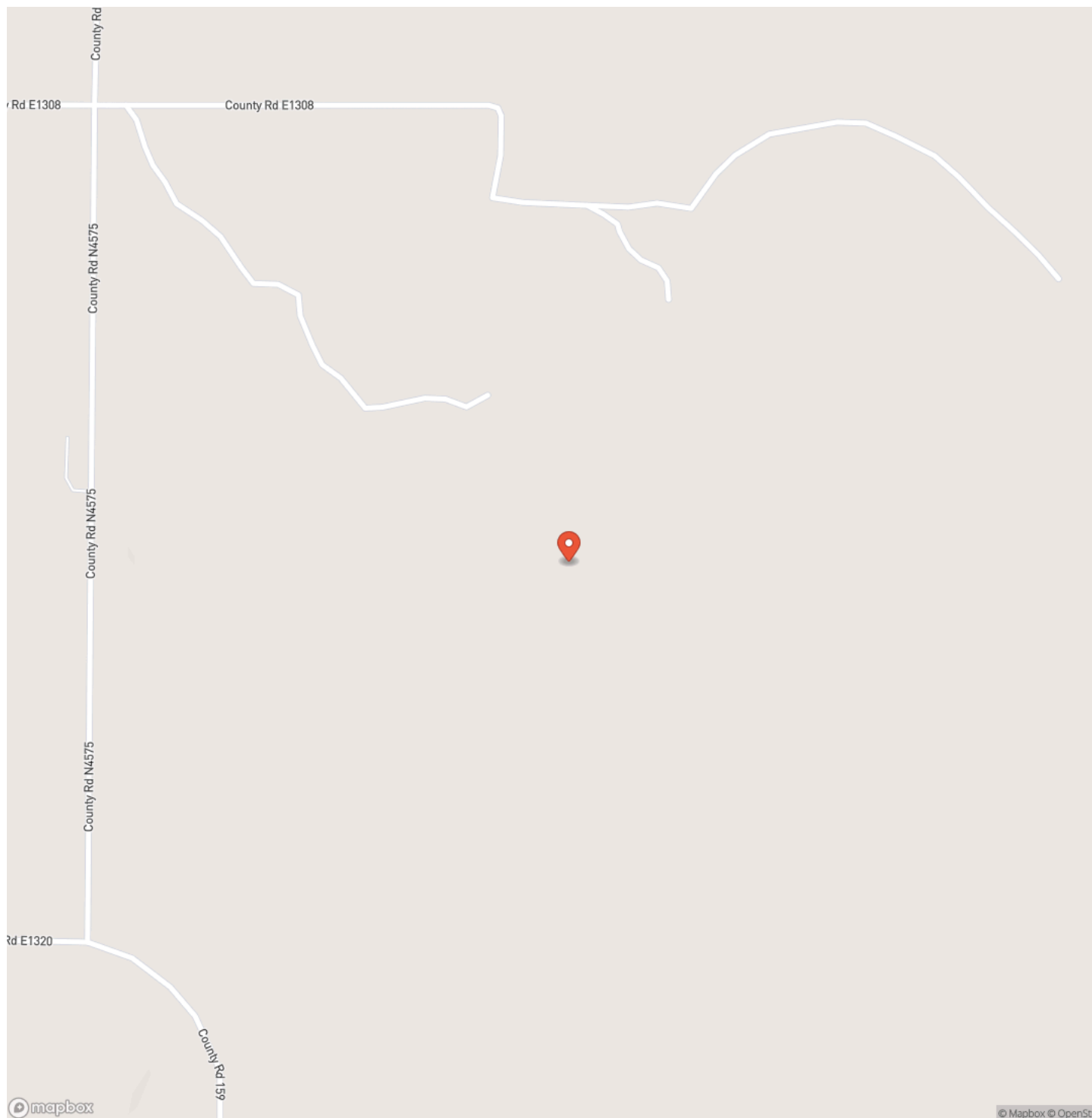
Call Today for your private showing!!

Chris Parker [918-470-0003](tel:918-470-0003)

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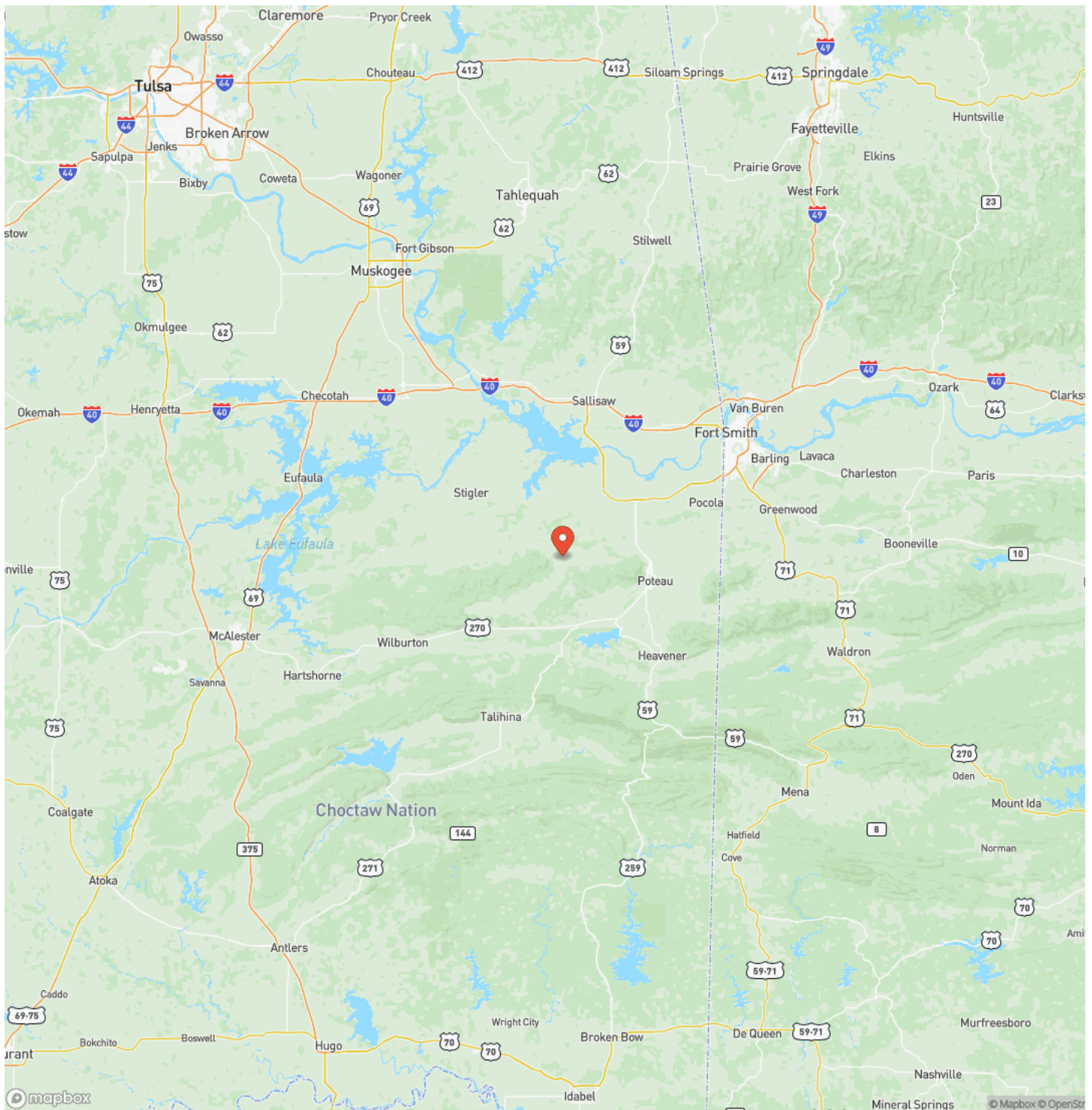


Locator Map



Exceptional 80 +/- Acres of Hunting & Recreational Property
Mccurtain, OK / Haskell County

Locator Map



Satellite Map



Exceptional 80 +/- Acres of Hunting & Recreational Property Mccurtain, OK / Haskell County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Parker

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(918) 470-0003

Office

(918) 470-0003

Email

chris83parker@gmail.com

Address

City / State / Zip

NOTES

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.

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

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.

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