

Highway 37 Ranch
Chicken Hawk Road
Idabel, OK 74745

\$281,250
37.500± Acres
McCurtain County



Highway 37 Ranch
Idabel, OK / McCurtain County

SUMMARY

Address

Chicken Hawk Road

City, State Zip

Idabel, OK 74745

County

McCurtain County

Type

Undeveloped Land, Business Opportunity, Recreational Land,
Hunting Land

Latitude / Longitude

33.895936 / -94.930835

Acreage

37.500

Price

\$281,250

Property Website

<https://legendary.land/property/highway-37-ranch-mccurtain-oklahoma/98829/>



Highway 37 Ranch

Idabel, OK / McCurtain County

PROPERTY DESCRIPTION

Highway 37 Ranch sits just six miles west of Idabel, Oklahoma, offering 37.5 acres of clean, usable ground in a strong rural corridor. This place is a solid mix of open hay field with a few big mature Oaks, giving it both production value and the kind of character that makes a true country homesite. A well-placed pond anchors the property and adds both livestock and recreational appeal. Approved for multiple rural water meters and surrounded by stands of mature hardwood timber, it's set up and ready for a homestead or multi-home family layout. If you're looking for manageable acreage with good bones and long-term potential, this tract checks the boxes.

Location:

- *Idabel - 6 miles
- *Paris - 46 miles
- *DFW - 157 miles
- *Oklahoma City - 240 miles

Access:

- * state highway frontage

Water:

- *1/4 acre stock tank
- *seasonal creek

Utilities:

- *Rural water availability
- *Electric Meter Availability

Climate:

- *Approximately +/-53.8 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Waterfowl
- *Dove
- *Quail
- *Wild Hogs

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *elevation ranges from 400' to 430'
- *property is generally flat, with great development potential being located along State Highway 37.
- *Native grasses and improved pastures
- *Towering mature hardwood trees



Improvements:

*NA

Equipment:

*NA

If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

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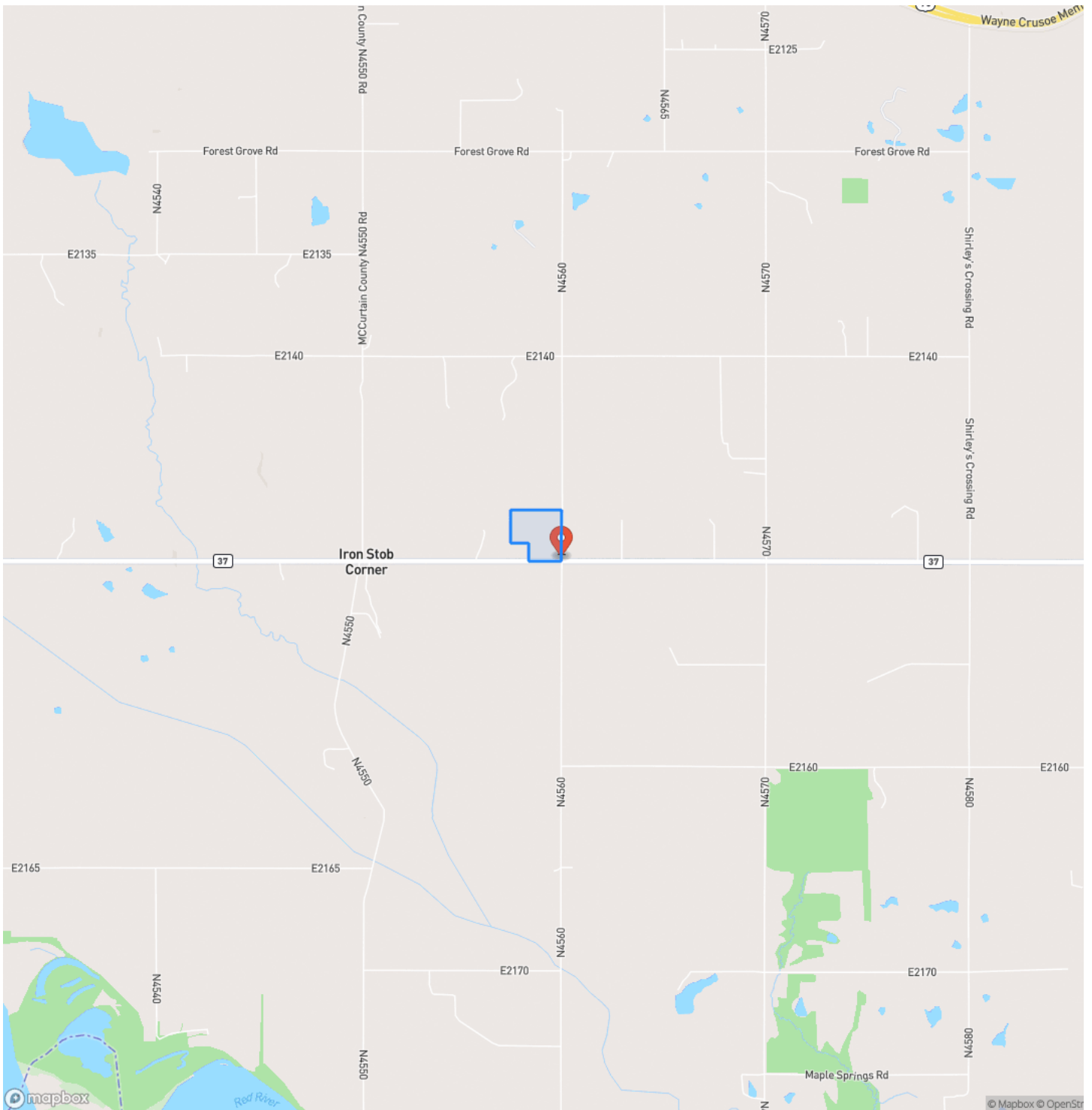
All showings must be coordinated with the Listing Broker in advance.



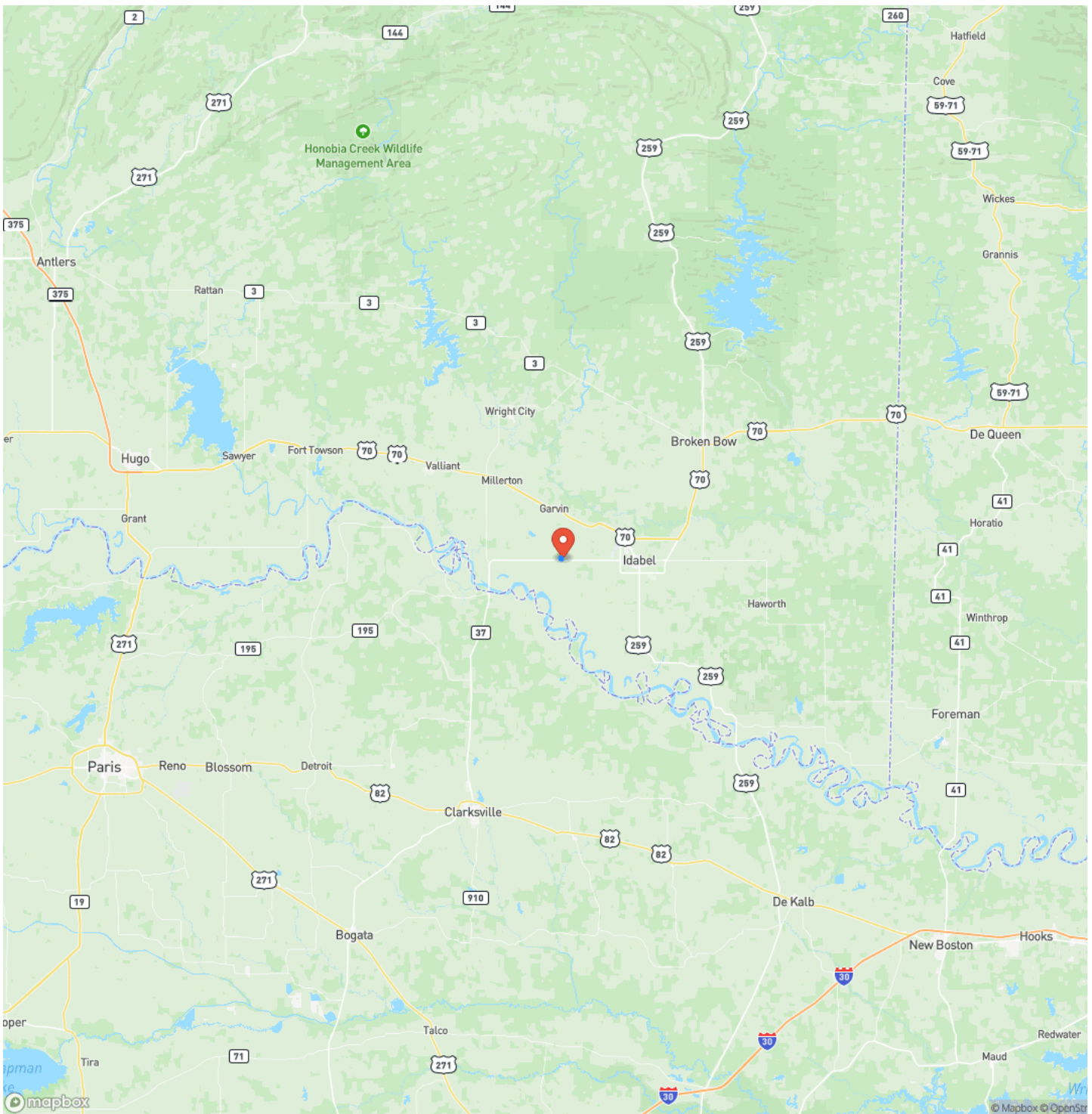
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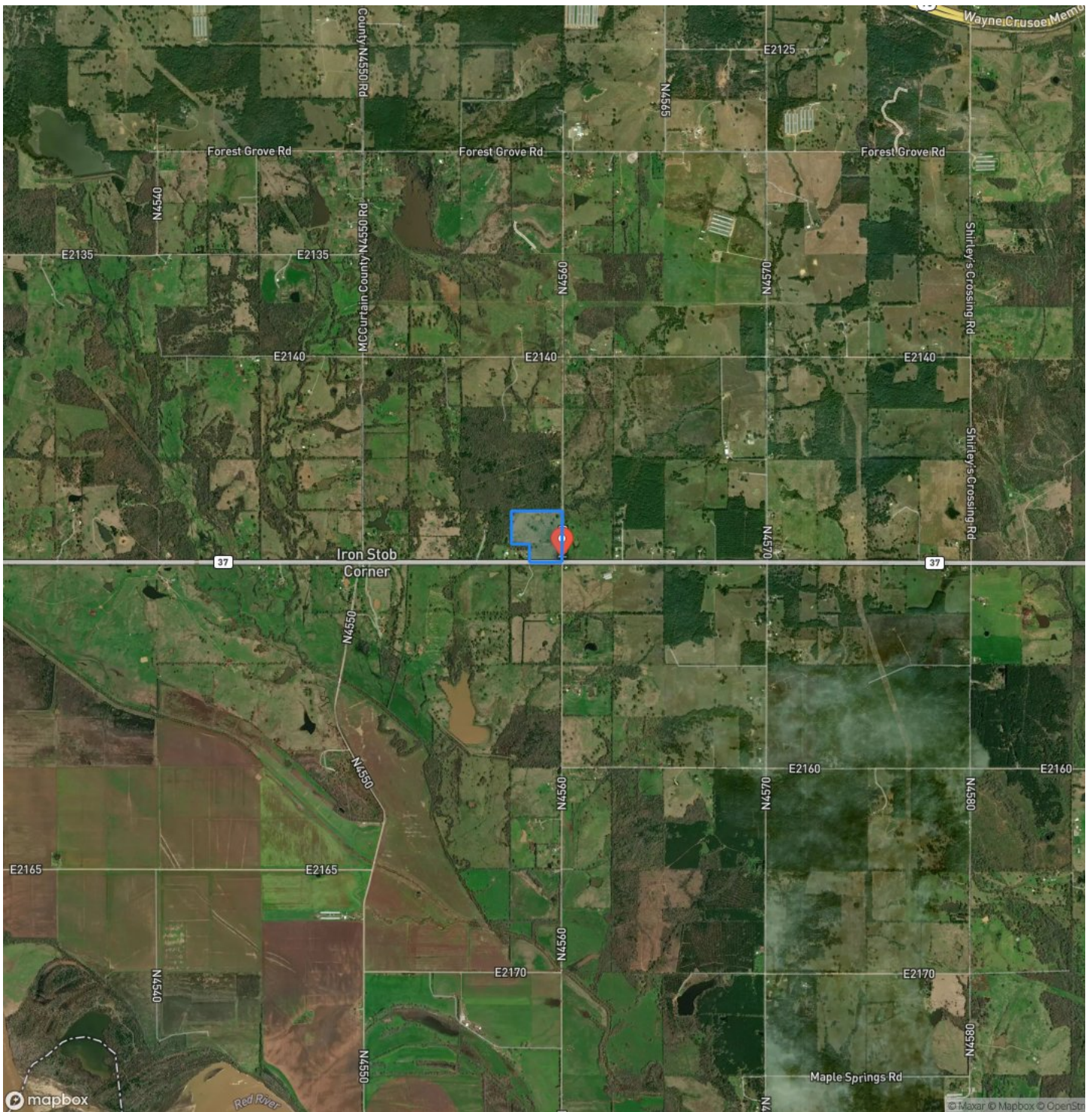
Locator Map



Locator Map



Satellite Map



Highway 37 Ranch
Idabel, OK / McCurtain County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Gillham

Mobile

(580) 276-7584

Email

cody@Legendary.Land

Address

111 D St. SW

City / State / Zip

NOTES



MORE INFO ONLINE:

<https://legendary.land/>

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