

Highway 37 Ranch
Chicken Hawk Road
Idabel, OK 74745

\$281,250
37.5± 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

37.5

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.



Highway 37 Ranch
Idabel, OK / McCurtain County



Locator Map



Locator Map



Satellite Map



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

Ardmore, OK 73401

NOTES

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This image shows a single 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.



http://legendary.land

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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