

686 Threadgill RD  
686 Threadgill Rd  
Idabel, OK 74740

**\$1,422,000**  
395± Acres  
McCurtain County



**686 Threadgill RD**  
**Idabel, OK / McCurtain County**

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**SUMMARY**

**Address**

686 Threadgill Rd

**City, State Zip**

Idabel, OK 74740

**County**

McCurtain County

**Type**

Recreational Land, Undeveloped Land

**Latitude / Longitude**

33.714167 / -94.560929

**Acreage**

395

**Price**

\$1,422,000

**Property Website**

<https://www.glasslandandhome.com/property/686-threadgill-rd-mccurtain-oklahoma/48962/>



**MORE INFO ONLINE:**

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

**PROPERTY DESCRIPTION**

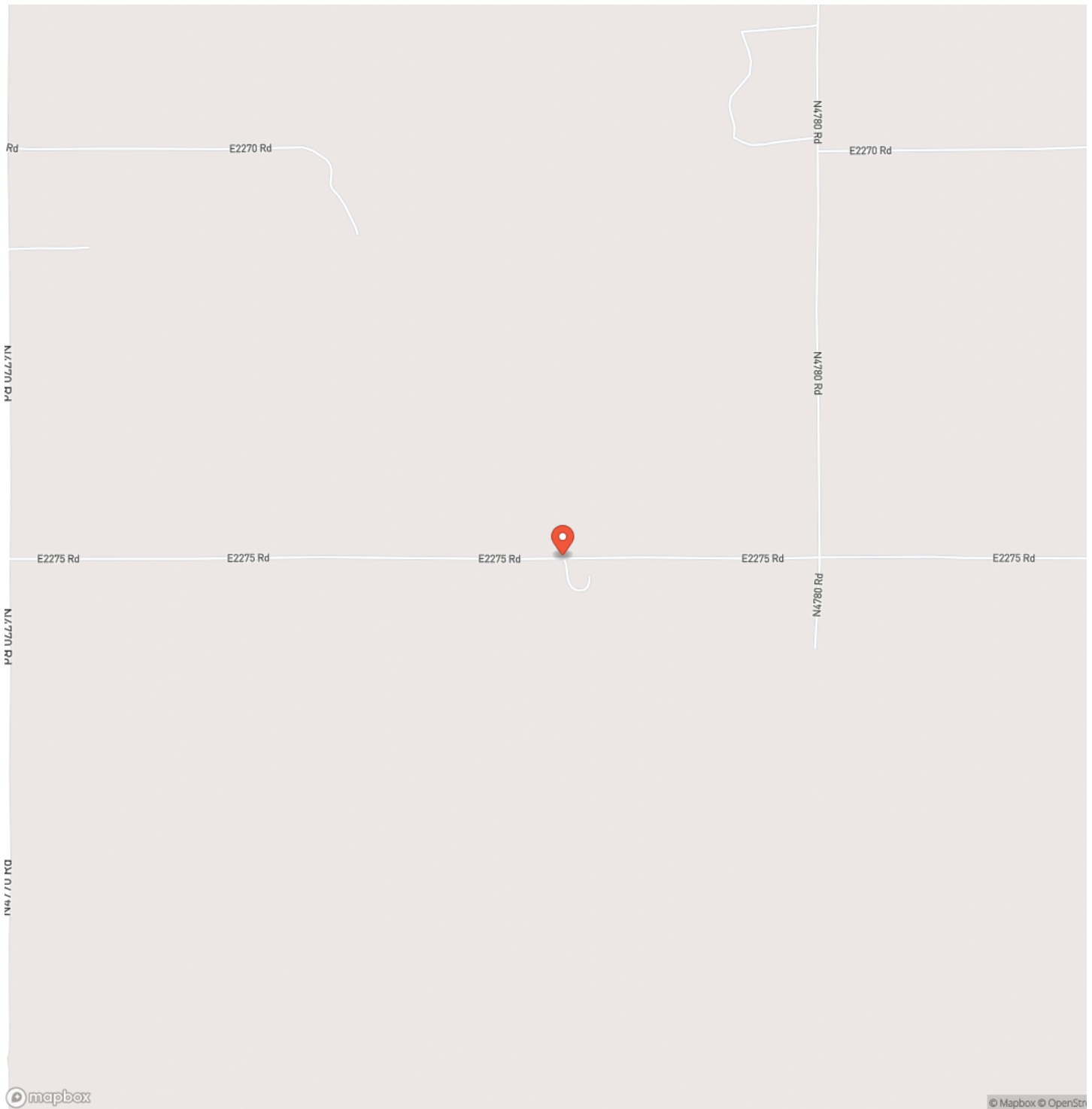
Beautiful 395 acre working cattle ranch just off the Red River in Southern McCurtain County, Oklahoma. Providing rolling topography, deep sandy loam soils, mature pines and Hardwoods and county road and FM frontage on 3 sides. Atop the hill sits an old home place with coop water and electric on site. Large hay barn, equipment shed, shop and set of working pens. Fenced and cross fenced for cattle and other livestock. A spring fed creek meanders through the property and feeds into a natural duck slough on the southern end of the Property. Large lake in the NW corner of the ranch offers additional water source for livestock, as well as fishing and hunting. An all around ranch offering great grazing potential accompanied with world class deer, hogs, turkey and waterfowl hunting. Great potential with endless possibilities. Grazing income, hunting lease income, buy and sub divide or make an outstanding home place!!!!





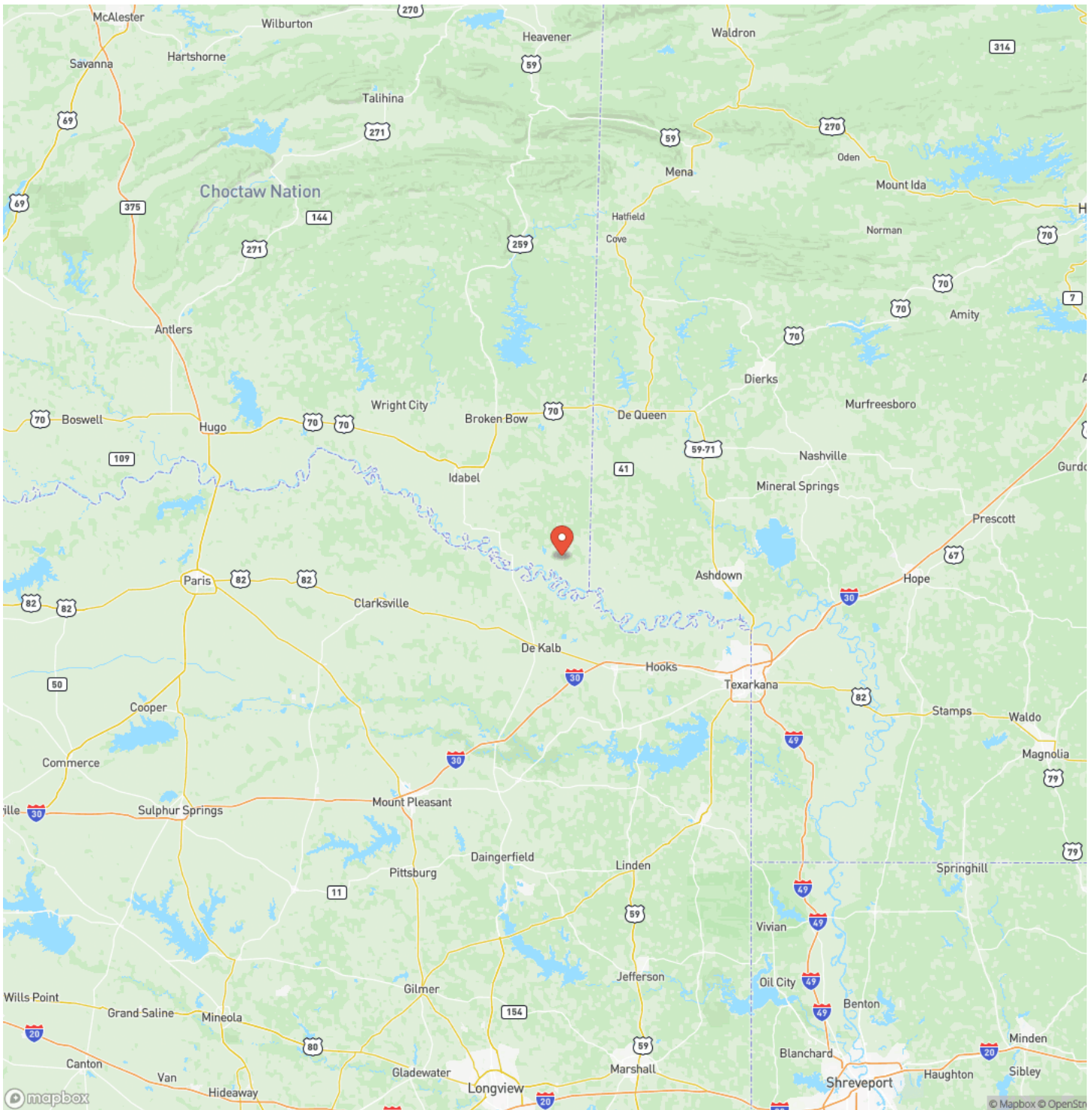
**MORE INFO ONLINE:**

## Locator Map





## Locator Map



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## Satellite Map



**MORE INFO ONLINE:**

**686 Threadgill RD**  
**Idabel, OK / McCurtain County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Bryan Glass

## Mobile

(903) 517-5889

## Office

(903) 785-8457

## Email

bryan@glasslandandhome.com

### Address

2407 Lamar Ave. Ste. A

## City / State / Zip

Paris, TX 75460

## NOTES

[illegible]

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**MORE INFO ONLINE:**

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



## This image shows a single sheet 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.

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

## **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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