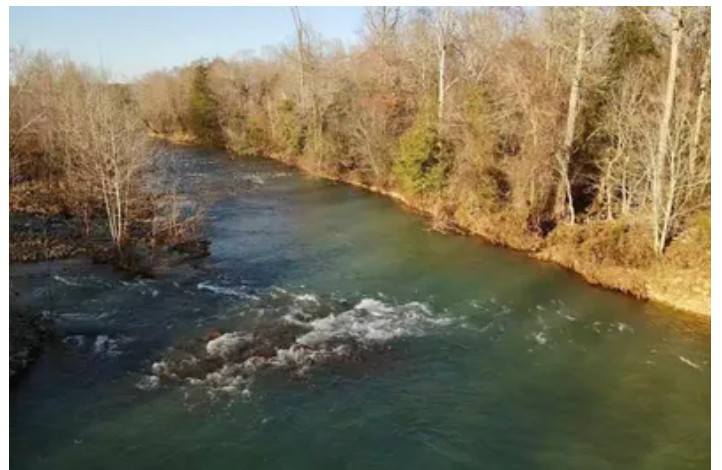


TBD No Address
TBD No Address
Smithville, OK 74957

\$335,000
31.860± Acres
McCurtain County



TBD No Address
Smithville, OK / McCurtain County

SUMMARY

Address

TBD No Address

City, State Zip

Smithville, OK 74957

County

McCurtain County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

34.520654 / -94.724151

Acreage

31.860

Price

\$335,000

Property Website

<https://www.glasslandandhome.com/property/tbd-no-address-mccurtain-oklahoma/76893/>



PROPERTY DESCRIPTION

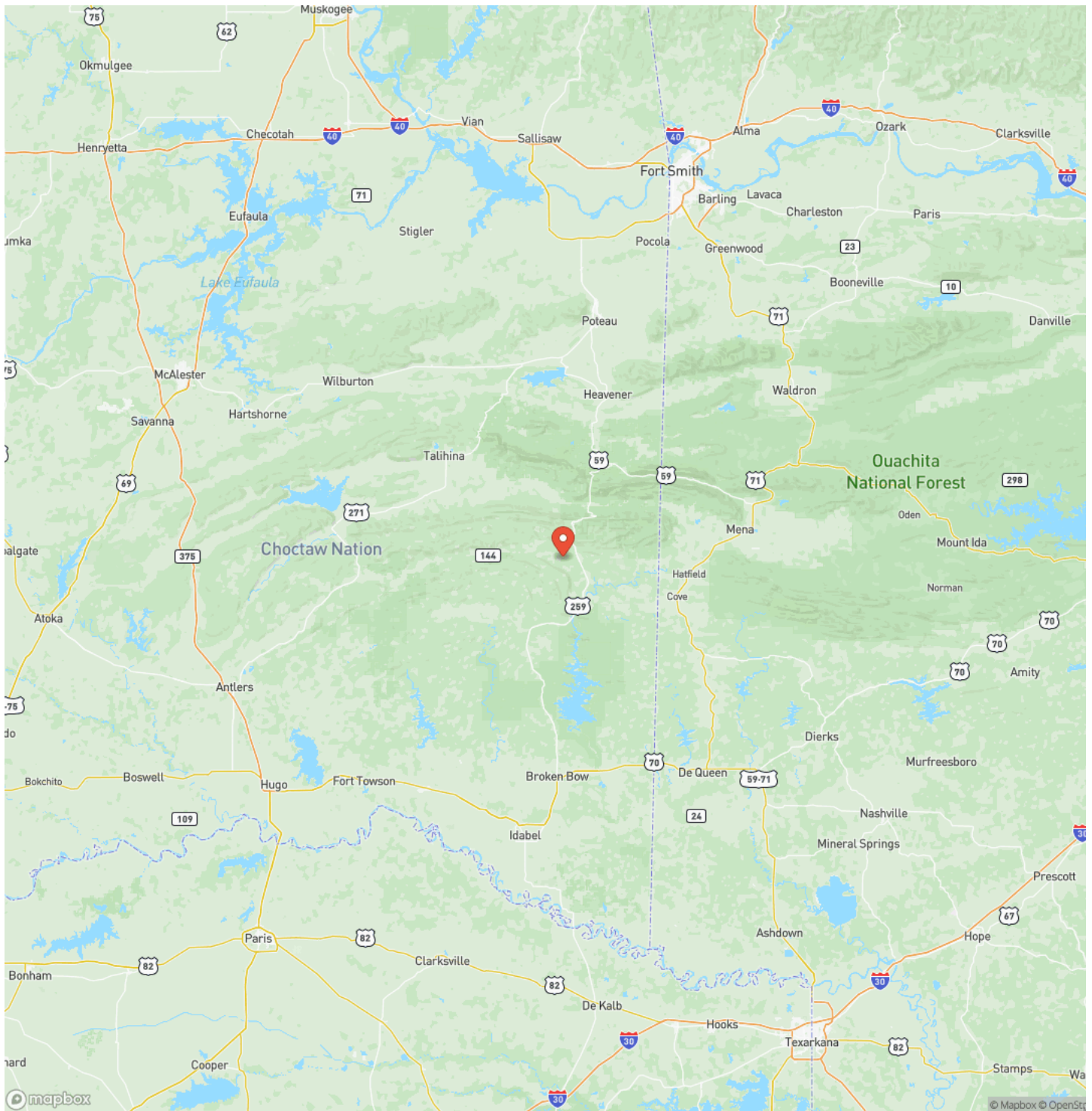
Welcome to your private oasis on Big Eagle River! Situated at the base of the Kiamichi Mountains of SE Oklahoma and just 25 miles North Of Beavers Bend State Park and Hotchatown, awaits 31+ acres of pure beauty and relaxation. With paved road frontage, coop water and electric available, this property offers the opportunity for development, camping, RVing, or building the weekend retreat you have always wanted. Walk down along the approximate 1 4TH mile of river frontage, swim, canoe, tube, kayak, fish or enjoy the picnic area the sellers have enjoyed with their children. Cold crisp mountain water flows year around making this recreation tract truly one of a kind. Great for deer, turkey and all other small game hunting. A designated waterfowl hunting area has been created as well. The meadow has been used for hay production but could also be used for livestock grazing. Just a few short miles from a general store and fuel, enjoy nature's beauty while still having modern day conveniences. A true gem, come walk the river bank and experience it for yourself.



Locator Map



Locator Map



MORE INFO ONLINE:

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

Satellite Map



TBD No Address
Smithville, 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

NOTES

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MORE INFO ONLINE:

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

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.

Glass Land & Home
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