

Six Mile Pond
Brushy Ridge Road
Smithville, OK 74957

\$371,000
106± Acres
McCurtain County



Six Mile Pond
Smithville, OK / McCurtain County

SUMMARY

Address

Brushy Ridge Road

City, State Zip

Smithville, OK 74957

County

McCurtain County

Type

Recreational Land, Timberland, Hunting Land

Latitude / Longitude

34.466852 / -94.495226

Acreage

106

Price

\$371,000

Property Website

<https://www.forestryrealestate.com/property/six-mile-pond-mccurtain-oklahoma/79718/>



PROPERTY DESCRIPTION

Have you sought secluded hunting land that makes an excellent long-term investment? Consider this hunting land for sale in Oklahoma in McCurtain County. This land for sale includes a small pond and frontage on Six Mile Creek! Located in the northeast part of the county in an area known to produce big deer, this hunting land includes a diverse habitat to encourage healthy whitetail deer, black bear, turkey, and other small game populations. Comprised of mature pine and a recently harvested area, the Brushy Ridge Road property provides for several land management options. Allow our experienced, professional team to guide you in converting the property into pasture or reestablishing timber. We have helped many clients bring their vision into reality. With the Mountain Fork River nearby and frontage on Six Mile Creek, wildlife is drawn to the area and provides fishing opportunities. This land for sale in Oklahoma has electricity and internet along Brushy Ridge Road. Several potential cabin sites exist and a small pond provides a backdrop to help create your dream getaway spot! This fishing and hunting land for sale is secluded but near many area attractions, including Broken Bow Lake. Retreat to your private slice of riverfront paradise or venture out to nearby attractions at Hoachatown/Broken Bow, Mena, AR, Wolf Pen Gap, Queen Wilhelmina State Park, and Rich Mountain. A long list of public camping, hiking, and horse-riding trails and other outdoor activities in the picturesque Ouachita National Forest ensures fun for the whole family. The Hochatown/Broken Bow area boasts a prolific short-term rental market, and several rental cabins are located near Brushy Ridge.

[Ouachita National Forest Recreation](#)

[Queen Wilhelmina](#)

[Broken Bow Hochatown](#)

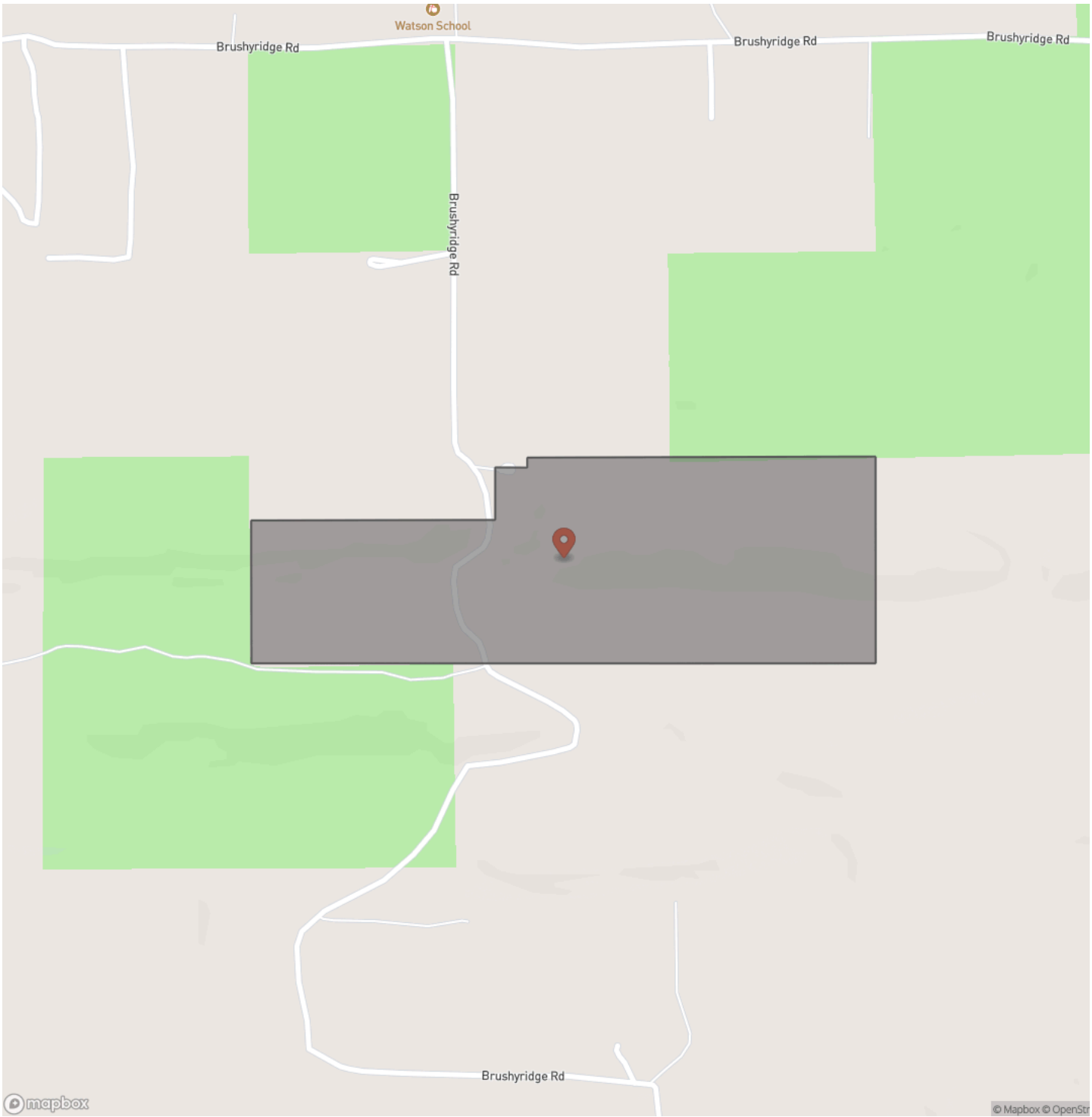
[Mena, AR](#)



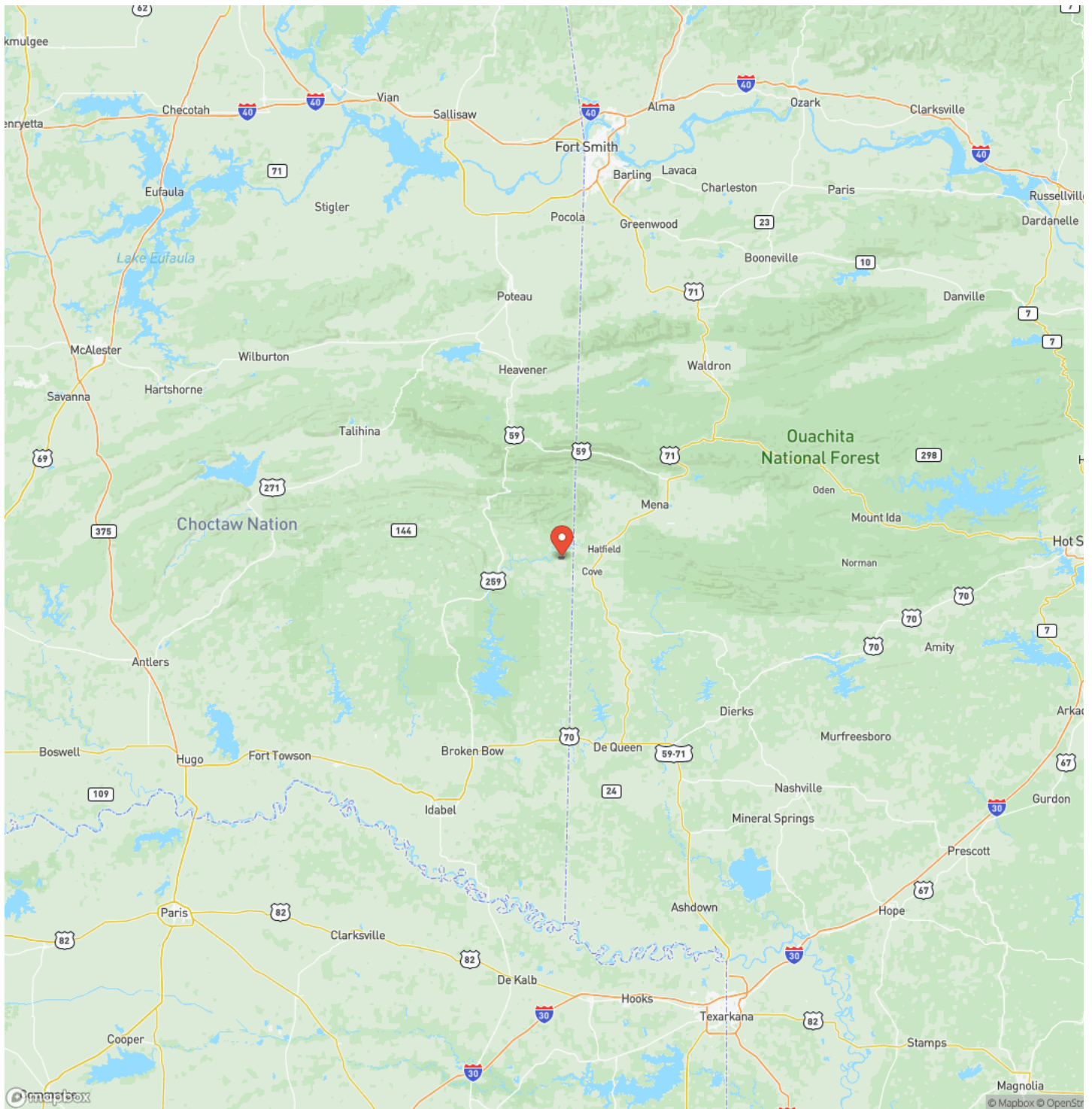
Six Mile Pond
Smithville, OK / McCurtain County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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MORE INFO ONLINE:
www.forestryrealestate.com

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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