

Riverbend
503 Tarpon Rd
Smithville, OK 74957

\$378,000
42± Acres
McCurtain County



Riverbend
Smithville, OK / McCurtain County

SUMMARY

Address

503 Tarpon Rd

City, State Zip

Smithville, OK 74957

County

McCurtain County

Type

Hunting Land, Riverfront, Timberland

Latitude / Longitude

34.477986 / -94.508645

Acreage

42

Price

\$378,000

Property Website

<https://www.forestryrealestate.com/property/riverbend-mccurtain-oklahoma/79716/>



PROPERTY DESCRIPTION

Located in a “photo-worthy” bend of the Mountain Fork River, “Riverbend” yields a setting primed for your dream retreat. Recently clean harvested, the property provides a clean slate for executing your vision for such a beautiful backdrop. 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. Riverbend is riverfront land for sale in Oklahoma with electric and internet along Brushy Ridge Road. This fishing and hunting land for sale is secluded but near many area attractions. 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. For the investor who thrives on converting dreams into reality, utilize your vision and skills to create unique, secluded offerings along the banks of the Mountain Fork. If you are passionate about the outdoors, you will not tire of the abundance of adventurous opportunities nearby. Opportunities to own riverfront property do not come along often. Take advantage of this unique offering while you can!

[Ouachita National Forest Recreation](#)

[Queen Wilhelmina](#)

[Broken Bow Hochatown](#)

[Mena, AR](#)

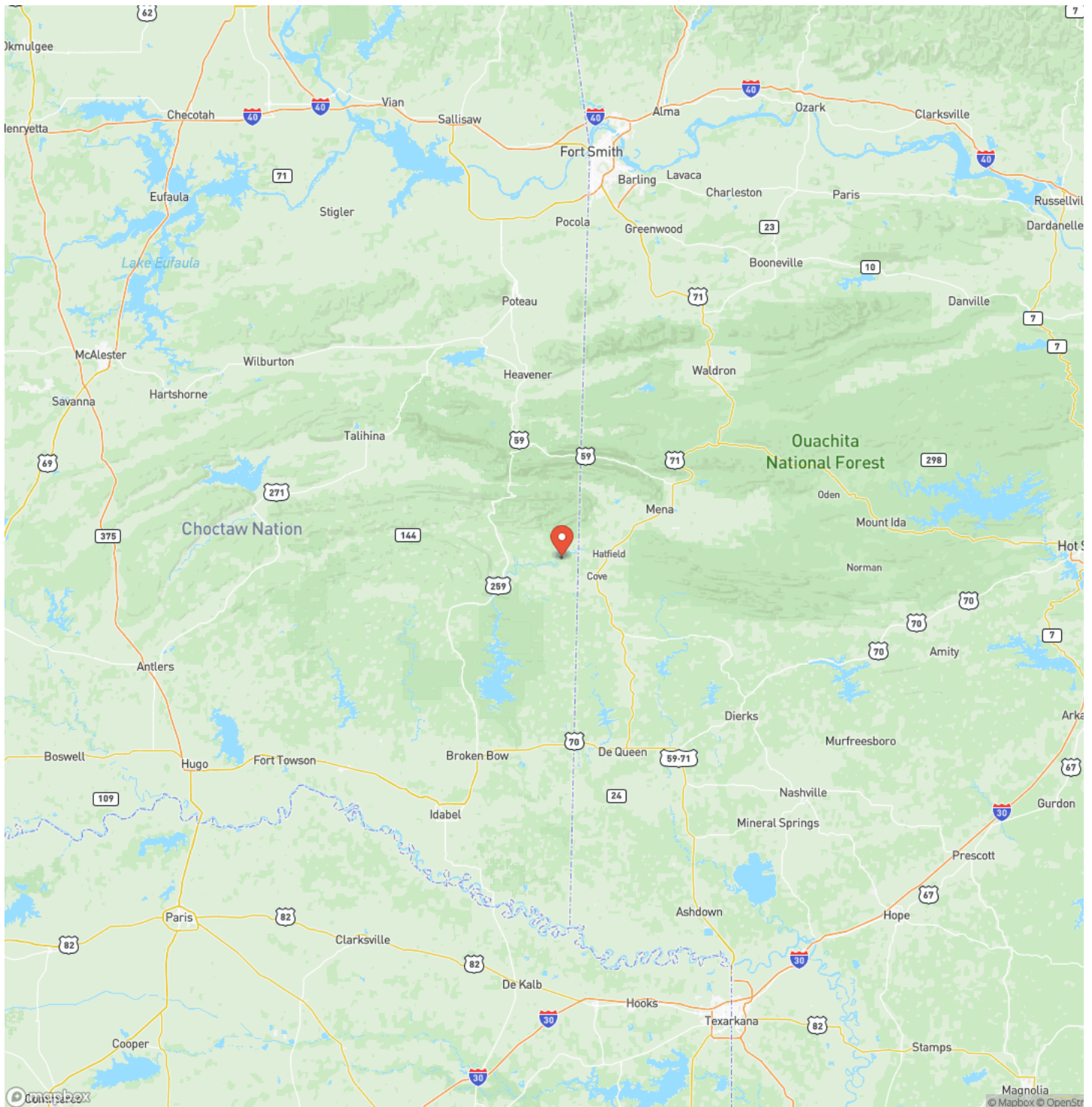




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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MORE INFO ONLINE:
www.forestryrealestate.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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