

**7.9± ACRES WITH A CABIN**  
**McCURTAIN COUNTY, OK**  
**\$125,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE™

# THE McCURTAIN 7.9

## PROPERTY PROFILE

### LOCATION:

- 4642 Old 98 Road  
Valliant, OK 74764
- Access via Deeded Easement
- McCurtain County
- 17.4± Miles S of Pine Creek Lake
- 27± Miles W of Broken Bow
- 35.4± Miles W of Broken Bow Lake
- 158± Miles NE of Dallas, TX
- 168± Miles NW of Shreveport, LA
- 227± Miles SE of Oklahoma City

### COORDINATES:

- 34.0323 -95.0571

### PROPERTY USE:

- Residential/Homestead
- Investment
- Potential Rental Income

### PROPERTY INFORMATION:

- 7.9± Acres
- Small Cabin
- 1 Bedroom/1 Bathroom
- 2 Decks
- Storm Shelter
- Storage Shed
- 36x20 Carport with an  
Additional Storage Area
- 2 Water Meters
- 3 Septic Systems
- Electrical Hookups

### TAX INFORMATION:

- \$501
- 2025



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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE MCCURTAIN 7.9

**WELCOME TO THE MCCURTAIN 7.9, A VERSATILE PROPERTY OFFERING PRIVACY, CONVENIENCE, AND PLENTY OF POTENTIAL IN BEAUTIFUL MCCURTAIN COUNTY, OKLAHOMA.** Located just minutes from Pine Creek Lake and approximately 45 minutes from Broken Bow Lake and Beavers Bend in Hochatown, this 7.9± acre property puts you close to some of the area's best fishing, boating, and outdoor recreation while still offering a peaceful and private setting.

Access to the McCurtain County land is via deeded easement, with additional access available from Box Loop County Road. With no restrictions, the property offers flexibility for various uses. Multiple water and electrical hookups, along with three existing septic systems, create potential for an RV park, a campground, or other recreational or income-producing opportunities.



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# MORE ABOUT THE McCURTAIN

The McCurtain 7.9 includes a cozy cabin offering one bedroom, one bathroom, and two decks, making it ideal for a weekend getaway, rental, or starter home. Additional improvements include a storm shelter, a storage shed, and a 36×20 two-car carport with extra storage.

Whether you're looking for a private retreat, recreational property, or an investment opportunity with existing infrastructure, the McCurtain 7.9 offers a unique combination of location, flexibility, and potential.

**Contact MaRissa Nichols today to schedule a private tour and experience #TheSmallTownWay!**



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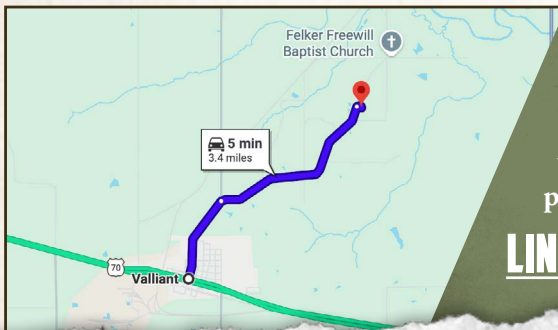
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McCURTAIN COUNTY, OKLAHOMA

land id. LINK



Directions From Valliant, OK:  
Travel 1.1 miles on N Dalton Avenue.  
Continue straight on Old Hwy 98 and  
travel 2.2 miles. Turn right and the  
property will be through a metal gate.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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