



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

103± ACRES
McCURTAIN COUNTY, OK
\$772,500

OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

THE McCURTAIN 103

PROPERTY PROFILE

LOCATION:

- Beachton Road
Smithville, Oklahoma 74957
- McCurtain County
- 26± Miles W of Mena, AR
- 35± Miles NE of Hochatown, OK
- 44± Miles NE of Broken Bow, OK
- 178± Miles NW of Shreveport, LA
- 215± Miles NE of Dallas, TX
- 231± Miles SE Oklahoma City, OK

COORDINATES:

- 34.46346, -94.57159

TAX INFORMATION:

- 2024: \$53
- 2024: \$145

PROPERTY USE:

- Recreational
- Hunting & Fishing
- Homestead/Cabin Site
- Investment

PROPERTY INFORMATION:

- 103± Total Acres
- Frontage on Mountain
Fork River
- Open Pasture
- Mixed Hardwoods
- One Bedroom Hunting Cabin
- Large Barn
- Multiple Building Sites
- Pond



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MARISSA NICHOLS
LAND & RESIDENTIAL SPECIALIST

C: 580-306-5671

O: 479-588-1034

marissa@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MCCURTAIN 103

WELCOME TO THE MCCURTAIN 103, A HIDDEN GEM LOCATED ROUGHLY SEVEN MILES EAST OF SMITHVILLE, OKLAHOMA! This 103± acre property is an ideal place to escape the hustle and bustle of city life and reconnect with land. The McCurtain County tract is a strong choice as a private hunting retreat, a recreational paradise, and a potential homestead.

Located in a prime hunting area, the McCurtain 103 is a haven for wildlife enthusiasts! Deer, bears, turkeys, and coyotes frequent the property, making it an ideal spot for hunters seeking trophy whitetails or a peaceful weekend in nature.

If farm life is what you are looking for, the property boasts a picturesque mix of multiple pasture areas and mature hardwoods, as well as a pond and frontage on the Mountain Fork River, creating a serene and secluded country setting.



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MORE ABOUT THE McCURTAIN 103

A cozy one-room cabin offers the perfect weekend getaway or hunting camp. Also included is access to power and a cased well, providing convenient access to utilities and making it easy to turn this land into your ideal country retreat. A large barn offers ample space for equipment storage, livestock, or farm operations.

With multiple potential build sites and power available on-site, the McCurtain 103 presents endless possibilities!

Whether you're envisioning a private hunting retreat, a working farm, or your forever home in the country, call MaRissa Nichols today to schedule a personal tour.

Disclaimer: the final acreage will be determined by a survey.



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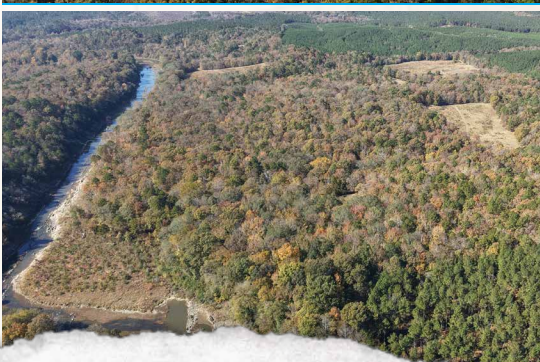
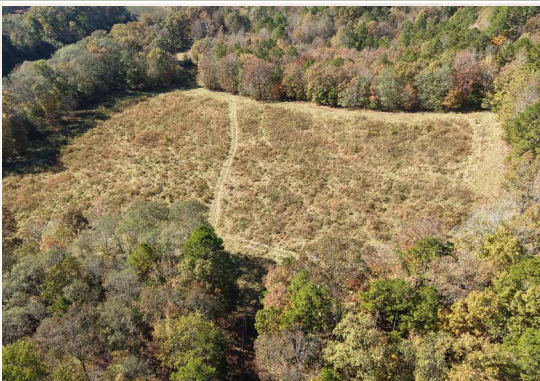
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INFRARED MAP



FLOOD MAP



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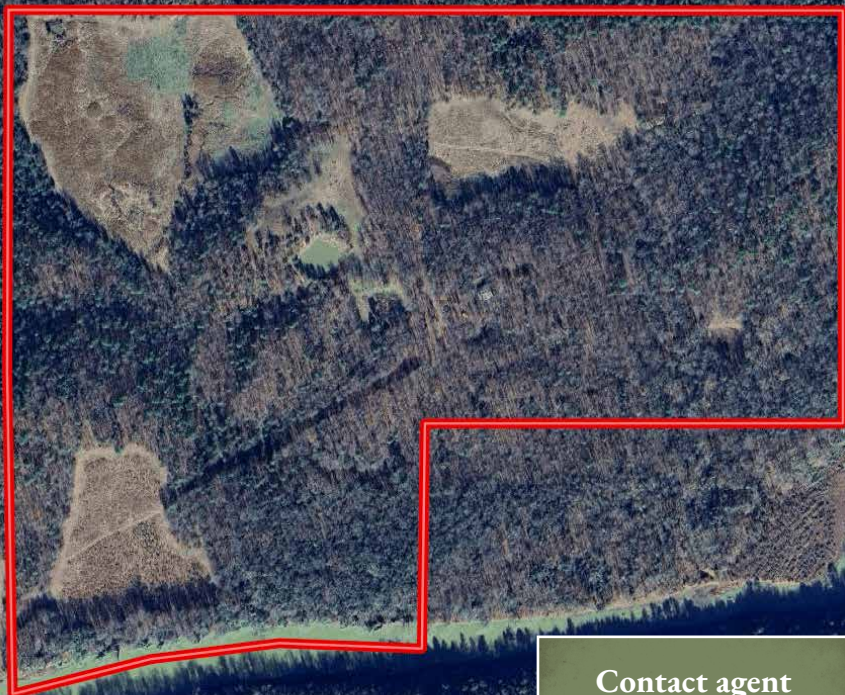
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PROPERTY LINES ARE APPROXIMATE

land **id.** LINK



Contact agent
for directions to
the property.



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