

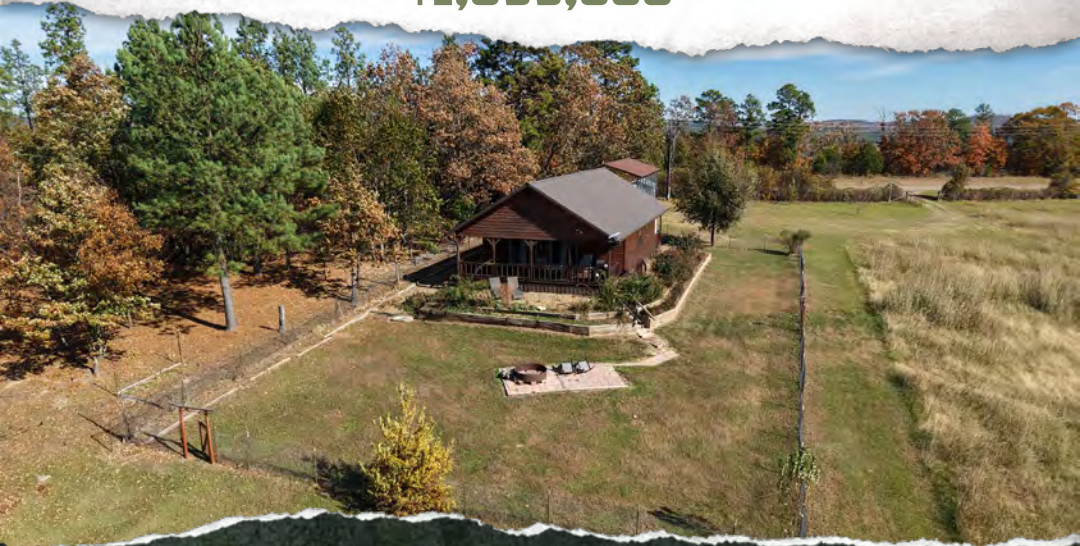


# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>



**45± ACRES WITH 2 HOMES**  
**McCURTAIN COUNTY, OK**  
**\$1,099,000**



OFFICE (479) 588-1034 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE McCURTAIN 45

## PROPERTY PROFILE

### LOCATION:

- 8333 Indian Highway 144  
Broken Bow, OK 74724
- McCurtain County
- 21± Miles N of Hochatown
- 32± Miles N of Broken Bow
- 52± Miles W of Mena, AR
- 203± Miles NE of Dallas, TX
- 212± Miles SE of Oklahoma City

### COORDINATES:

- 34.4451, -94.8164

### TAX INFORMATION:

- \$516 for 2024

### PROPERTY USE:

- Residential/Homestead
- Livestock Farm/Ranch
- Recreational
- Potential Development
- Investment
- Income-Producing

### PROPERTY INFORMATION:

- 45± Acres
- Fenced and Cross Fenced Pastures
- Mixed Hardwoods
- 0.5± Acre Pond
- 2,750± SqFt Home
  - 3 Bedrooms/2 Baths
  - Water Well with Filtration
  - 20×30 Detached Commercial Kitchen
  - Climate Controlled
- 10×12 Cooler with Coolbot
  - Outside Storage for Equipment and  
Cleaning Station
- 36×42 Insulated Shop
  - 2 Overhead Doors
- 26×32 Insulated Shop
  - Set Up for RV Storage
- 25×60 Wooden Barn  
with a Chicken Coop
- 12×40 Greenhouse
  - Climate Controlled
- Ample Road Frontage
- 894± SqFt Cabin
  - Built in 2018
  - 1 Bedroom/1 Bath



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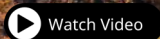
# WELCOME TO THE MCCURTAIN 45

**WELCOME TO THE MCCURTAIN 45, LOCATED JUST OFF INDIAN HIGHWAY 144 IN MCCURTAIN COUNTY, OKLAHOMA.** Properties of this quality rarely come to market. With its thoughtful design, well-planned layout, and meticulous attention to detail, this ranch truly stands out and is one you are sure to fall in love with!

At the heart of the 45± acre property sits a fully renovated 2,750± square foot main home, warm and inviting with its blue and white pine walls, granite countertops, and spacious dual living areas. Just steps away, a climate-controlled commercial kitchen stands ready for family meals or large gatherings, complete with stainless surfaces, top-tier appliances, and a walk-in cooler designed for serious culinary or hunting pursuits.

A collection of well-built shops, barns, and workspaces makes the ranch not only beautiful but also fully equipped for both comfort and productivity. Fenced and cross-fenced pastures, a greenhouse, a 0.5± acre pond, and multiple insulated shops, including RV-ready space—every need has been thoughtfully considered.

**[CLICK HERE](#) OR SCAN THE CODE TO WATCH A VIDEO**



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# MORE ABOUT THE McCURTAIN 45

Additionally, the property includes a beautiful 894± square foot cabin with one bedroom and one bathroom that is currently producing income from a long-term rental but would be the perfect spot for a short-term rental investment. The turnkey cabin is ready and sits directly across from highly successful short-term rental cabins, giving you excellent investment potential. There's also a strong demand in the area for long-term rentals offering multiple income options.

Tucked deep within the Three Rivers WMA and perched high on Spring Mountain, this remarkable ranch feels like its own private world, where sweeping views, quiet mornings, and untouched wilderness surround you from every angle. Wildlife, including whitetail deer, bears, turkeys, and small game, frequent the property. Beyond the ranch, the Three Rivers WMA offers access to over 200,000 acres of state-leased hunting land, making this an ideal location for outdoor enthusiasts.

The McCurtain 45 has it all: investment opportunities, homestead potential, endless hunting and recreation, and million-dollar views!

**Arrange a private tour with MaRissa Nichols or Luke Alston to see the property and enjoy the mountain lifestyle firsthand!**



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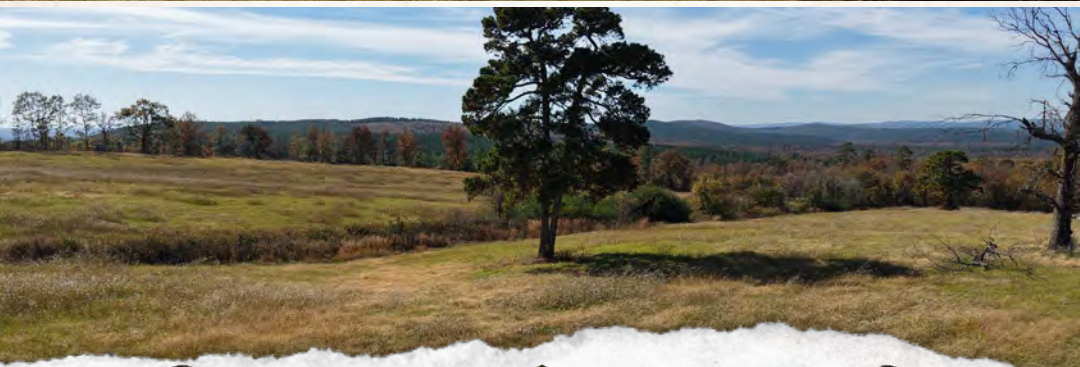
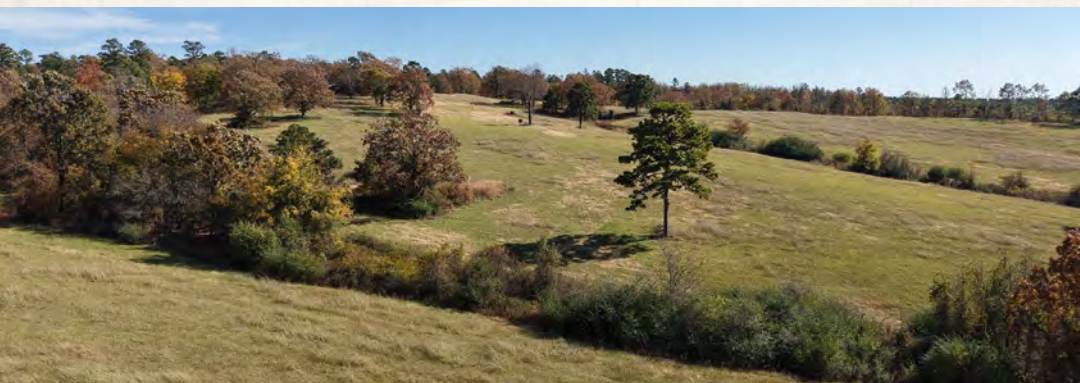
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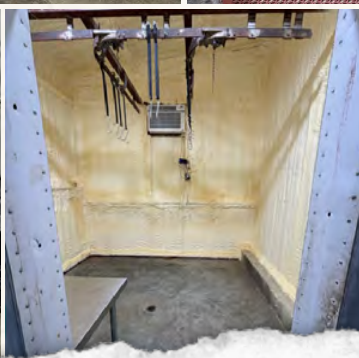
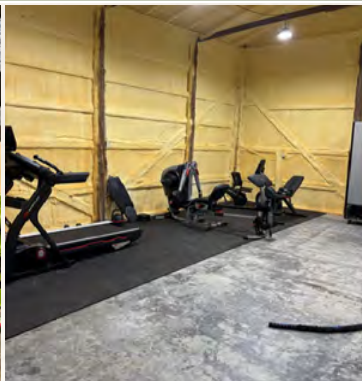
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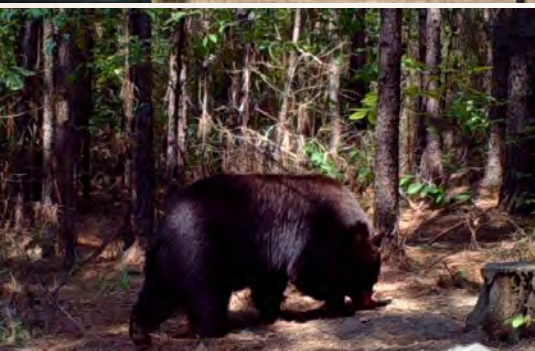
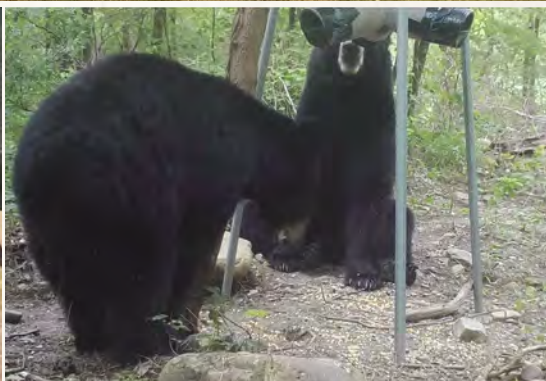
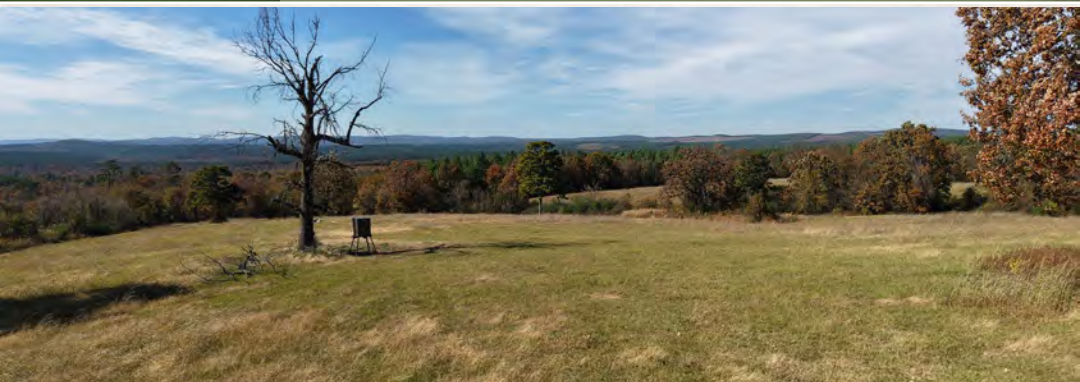
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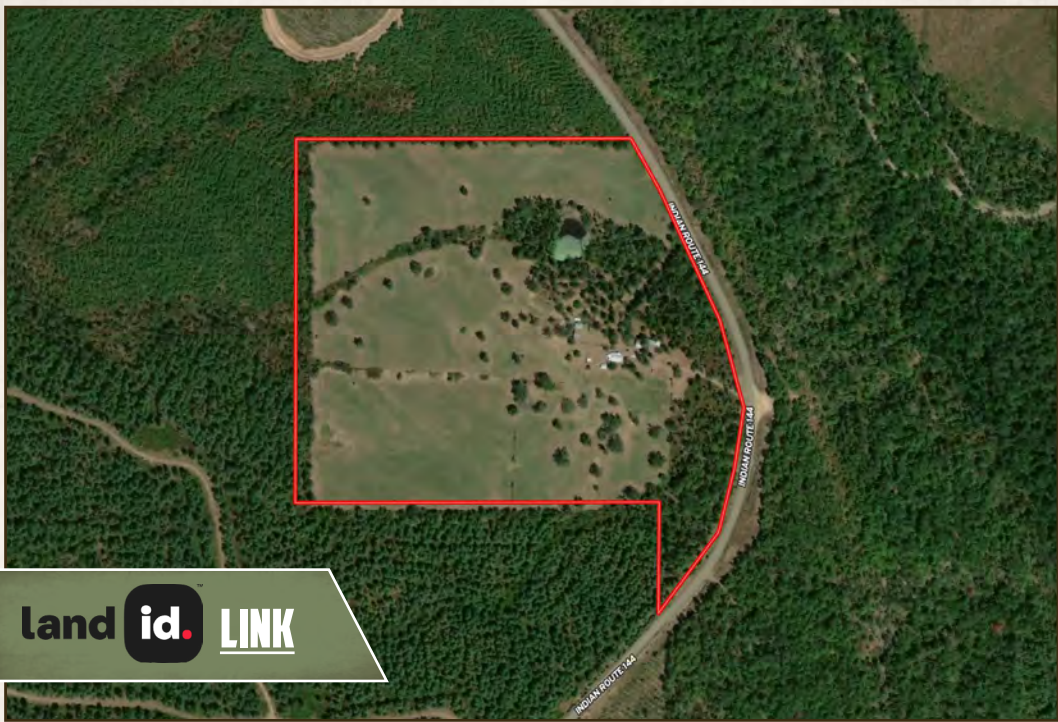
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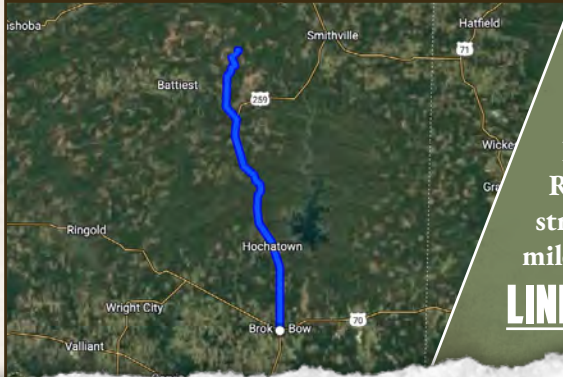
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**land id. LINK**



Directions From the Intersection of Hwy 259 and Hwy 70 E in Broken Bow, OK: Travel 23.6 miles north on Hwy 259. Turn left on Bethel Cutoff Road and continue 1.6 miles. Continue straight onto Indian Hwy 144 for 6.7 miles to the property on the left.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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