



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

20± ACRES
McCURTAIN COUNTY, OK
\$200,000

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

LOCATION:

- 981 Battiest Pickens Road
Broken Bow, OK 74728
- McCurtain County
- 18± Miles N of the
Cedar Creek Golf Course
- 18.5± Miles N of Hochatown
- 19± Miles N of the Carson Creek
Landing on Broken Bow Lake
- 25± Miles NW of
Beavers Bend State Park
- 27± Miles N of Broken Bow
- 198± Miles NE of Dallas, TX
- 219± Miles SE of
Oklahoma City, OK

PROPERTY INFORMATION:

- 20± Acres
- Equal Mix of Pasture & Timber
- Scattered Large Oak Trees
- Rustic Vacant Cabin
- Old Barn
- Ample Road Frontage
- Multiple Electric Meters
- Water Well
- City Water Available
- Abundant Wildlife
- Perimeter Fencing

COORDINATES:

- 34.37906, -94.85285

TAX INFORMATION:

- Parcel:
0000-13-02S-23E-3-007-00
\$296

PROPERTY USE:

- Potential Homestead
- Rental
- Investment



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LUKE ALSTON, ALC

EXECUTIVE BROKER

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5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MCCURTAIN 20

WELCOME TO THE MCCURTAIN 20, LOCATED NEAR THE COMMUNITY OF BETHEL IN THE SOUTHEAST PORTION OF OKLAHOMA. With a great mix of pasture and timber, this 20± acre McCurtain County tract offers options. Originally used as a family farm, this place is ready for the next owner to breathe new life into it.

The perimeter is completely fenced, with the southern boundary being Battiest Pickens Road. A vacant rustic cabin is waiting to be reclaimed and used as it once was. The cabin is serviced by a water well; however, city water is available at the road. Two electric meters are in place for all of your electrical needs. An old barn sits on the land that can either be restored or removed at the owner's discretion. Some of the most impressive large picturesque oak trees are scattered about, which add to the aesthetic appeal of this tract. The property has two points of entry for possible subdivision opportunities as well.



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MORE ABOUT THE McCURTAIN 20

The McCurtain 20 is conveniently located less than 20 minutes from Hochatown, Broken Bow Lake, Beavers Bend State Park, and the Cedar Creek Golf Course! Avoid the hustle and bustle of owning in Hochatown but not be too far away to enjoy what it has to offer. This is a must-see for anyone looking in Southeast Oklahoma.

**Contact Luke Alston today to schedule a personal tour
and experience #TheSmallTownWay!**



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Property Lines are Approximate



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land id. LINK



Directions From Hochatown, OK:
Travel 14.7 miles northwest on Hwy 259. Turn left onto Bethel Cutoff Road at the intersection of Indian Hwy 144 and continue 1.6 miles. Proceed straight on Indian Hwy 144 for 1.3 miles. Turn left on Battiest Pickens Road and in 0.9 miles, the property will be on the right.

LINK TO GOOGLE MAP DIRECTIONS



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