



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

16.36± ACRES
McCURTAIN COUNTY, OK
\$419,000



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

THE McCURTAIN 16.36

PROPERTY PROFILE

LOCATION:

- Loop Road
Smithville, OK 74957
- McCurtain County
- 29.5± Miles N of Hochatown
- 33.6± Miles W of Mena, AR
- 38.2± Miles N of Broken Bow
- 209± Miles NE of Dallas, TX
- 228± Miles E of
Oklahoma City, OK

TAX INFORMATION:

- 0000-21-01S-25E-3-002-00
- \$17 for 2024

COORDINATES:

- 34.4495, -94.6837

PROPERTY USE:

- Recreational
- Potential Home Sites
- Investment
- Development

PROPERTY INFORMATION:

- 16.36± Acres
- Frontage on Big Eagle Creek
- Utilities Available
- Rural Water Available



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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

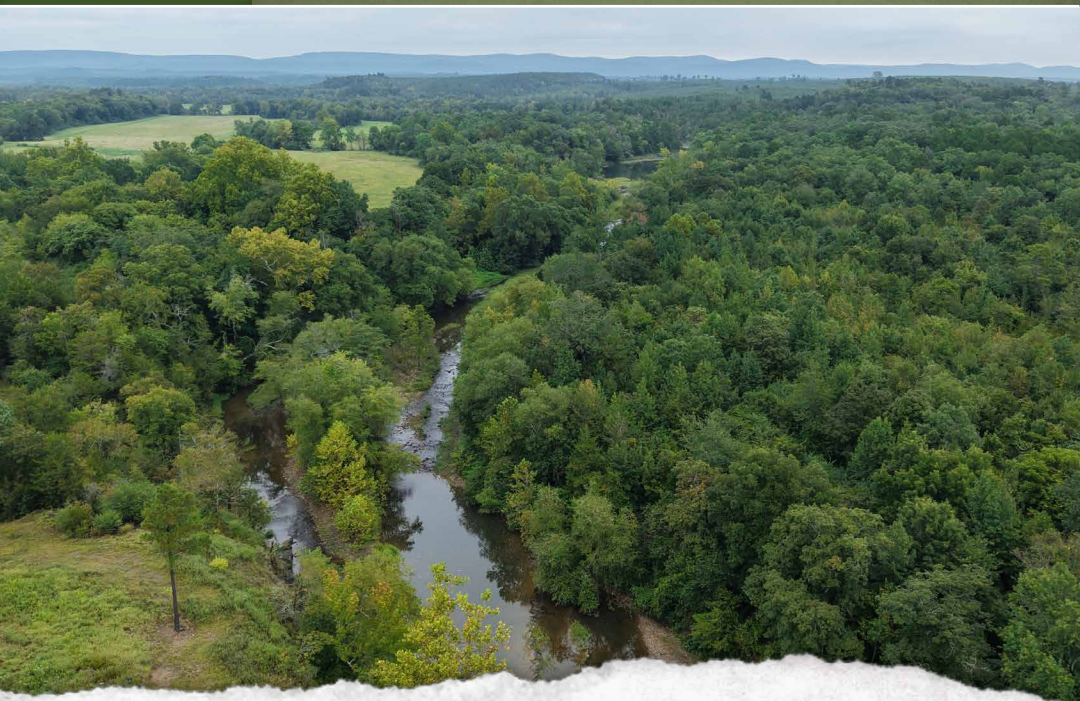
Information is believed to be accurate but not guaranteed.

WELCOME TO THE McCURTAIN 16.36

ARE YOU LOOKING FOR A PEACEFUL PIECE OF LAND WITH WATER FRONTAGE?

This 16± acre property in Smithville, OK, sits right on Big Eagle Creek, offering over 600 feet of creek frontage to enjoy. Multiple building sites make it the perfect spot for a getaway cabin, full-time home, short-term rental investment, or simply a place to relax and explore nature. Utilities are already in place, making the building process easy and hassle-free. The property is just minutes from the Three Rivers Wildlife Management Area, where you can hunt, fish, explore, or simply soak in the beautiful surroundings. Enjoy the peace and quiet of the countryside while being only 30 minutes from Hochatown and Broken Bow Lake/Beavers Bend State Park, giving you convenient access to local shops, restaurants, and endless outdoor recreation.

Contact MaRissa Nichols today to learn more and set up a personal tour!



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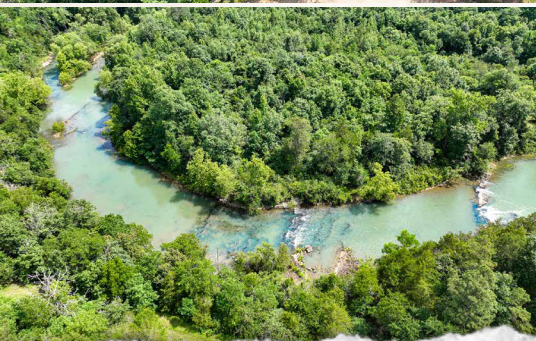
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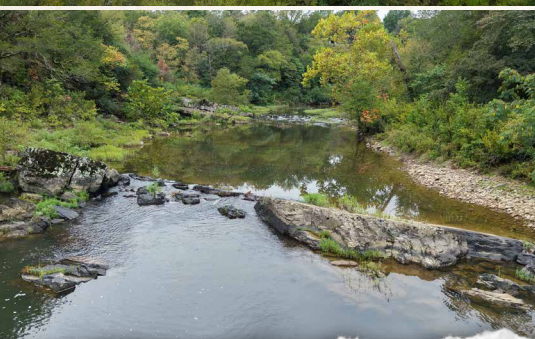
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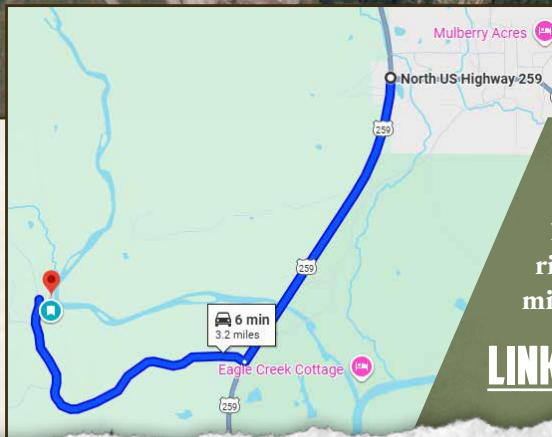
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16.36± ACRES

MCCURTAIN COUNTY, OKLAHOMA

land id.
LINK

PROPERTY LINES ARE APPROXIMATE



Directions From the Intersection of
Hwy 4/259 in Smithville, OK: Travel
1.6 miles south on HWY 259. Turn
right on Loop Road and continue 1.6
miles to the property on the right.

LINK TO GOOGLE MAP DIRECTIONS



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