Idabel 20
TBD NE D Ave
Idabel, OK 74745

$54,000
19.63± Acres
McCurtain County







SUMMARY

Address
TBD NE D Ave

City, State Zip
Idabel, OK 74745

County
McCurtain County

Type
Recreational Land, Business Opportunity, Undeveloped Land

Latitude / Longitude
33.899928 / -94.820283

Acreage
19.63

Price
$54,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

New Listing: 19.63 +/- Acres in Idabel, Oklahoma

I'd like you to please discover the potential of this expansive 19.63 +/- acre property, ideally located directly across the road from Idabel Middle School. This raw land offers a unique development opportunity, with traces of a previous structure and utilities still present, including two power poles and level ground at the front of the property.

Dirt roads lead to the heart of the property, providing a sense of seclusion while remaining conveniently close to the school and local amenities. Explore the trails that wind through the property, taking you to the wood line.

Within the wood line, you'll find an old water-level culvert and a potential pond area, currently dry but offering possibilities for enhancement. Beyond the berm lies a small distributary of Salt Creek, enhancing the property's natural appeal.

Whether you're envisioning a beautiful home site or a full-scale residential development, this property offers endless possibilities. Don't miss out on this chance to create something special in a prime location.

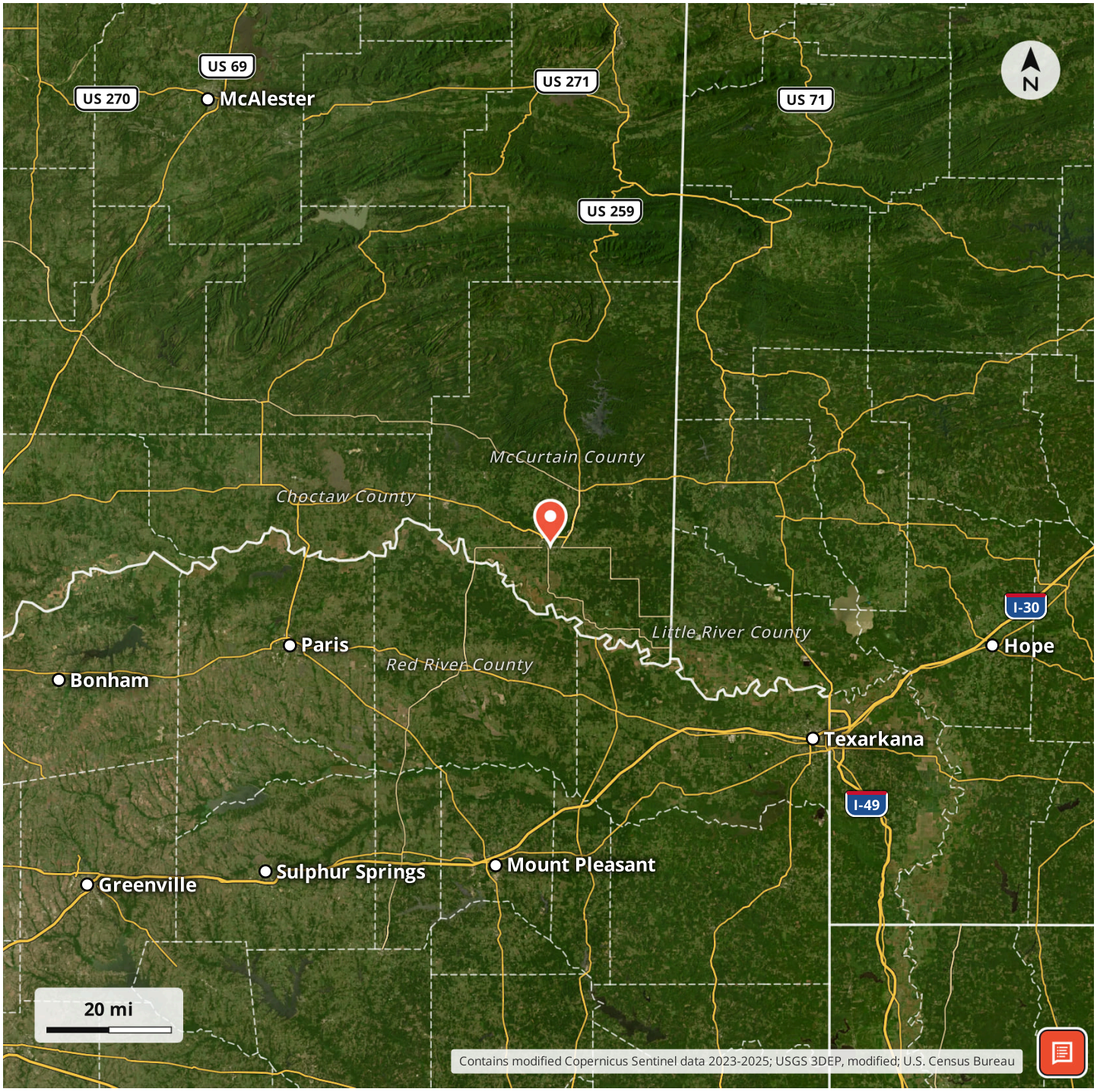
Call 479-312-7876 to schedule a showing!



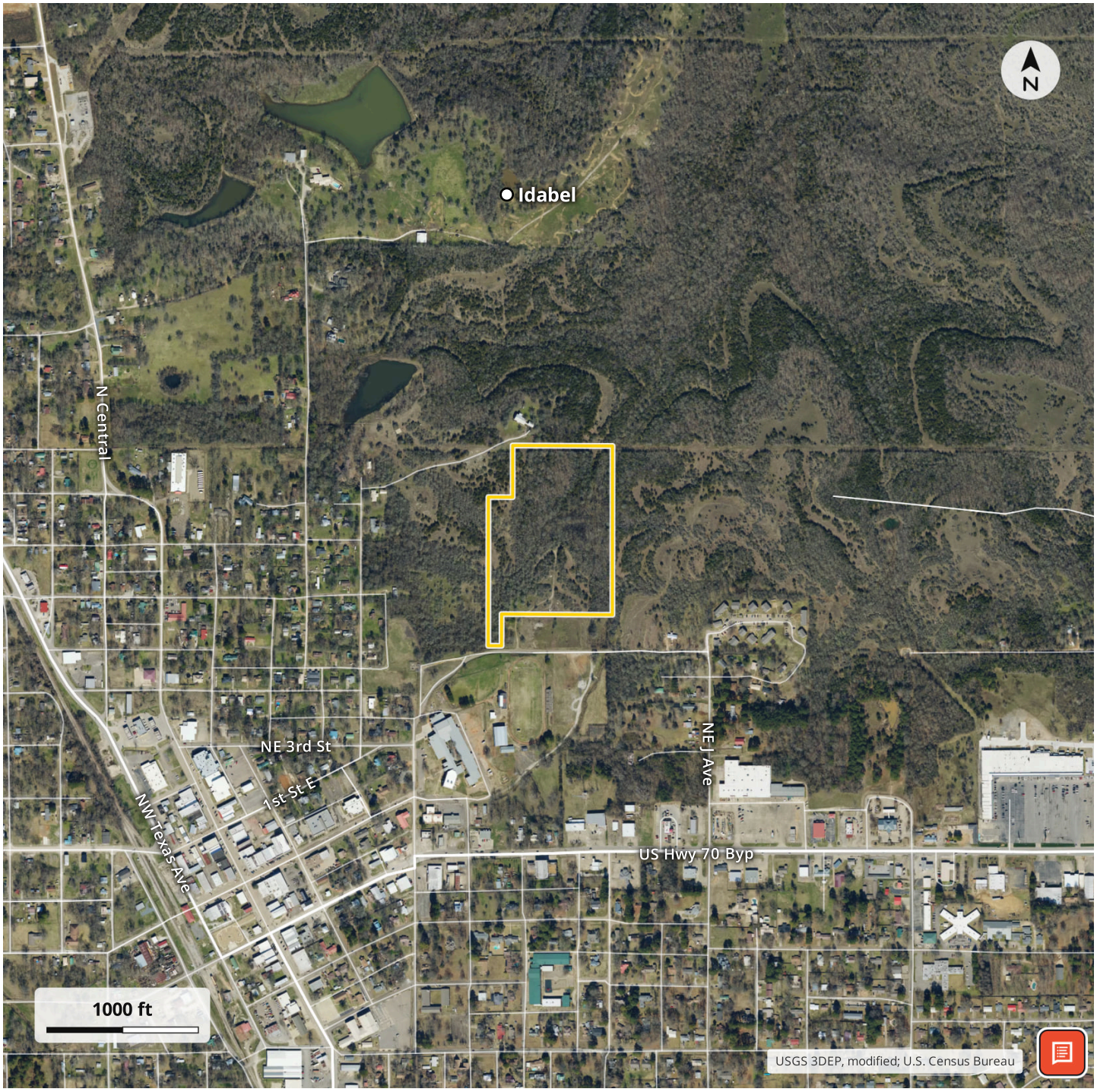




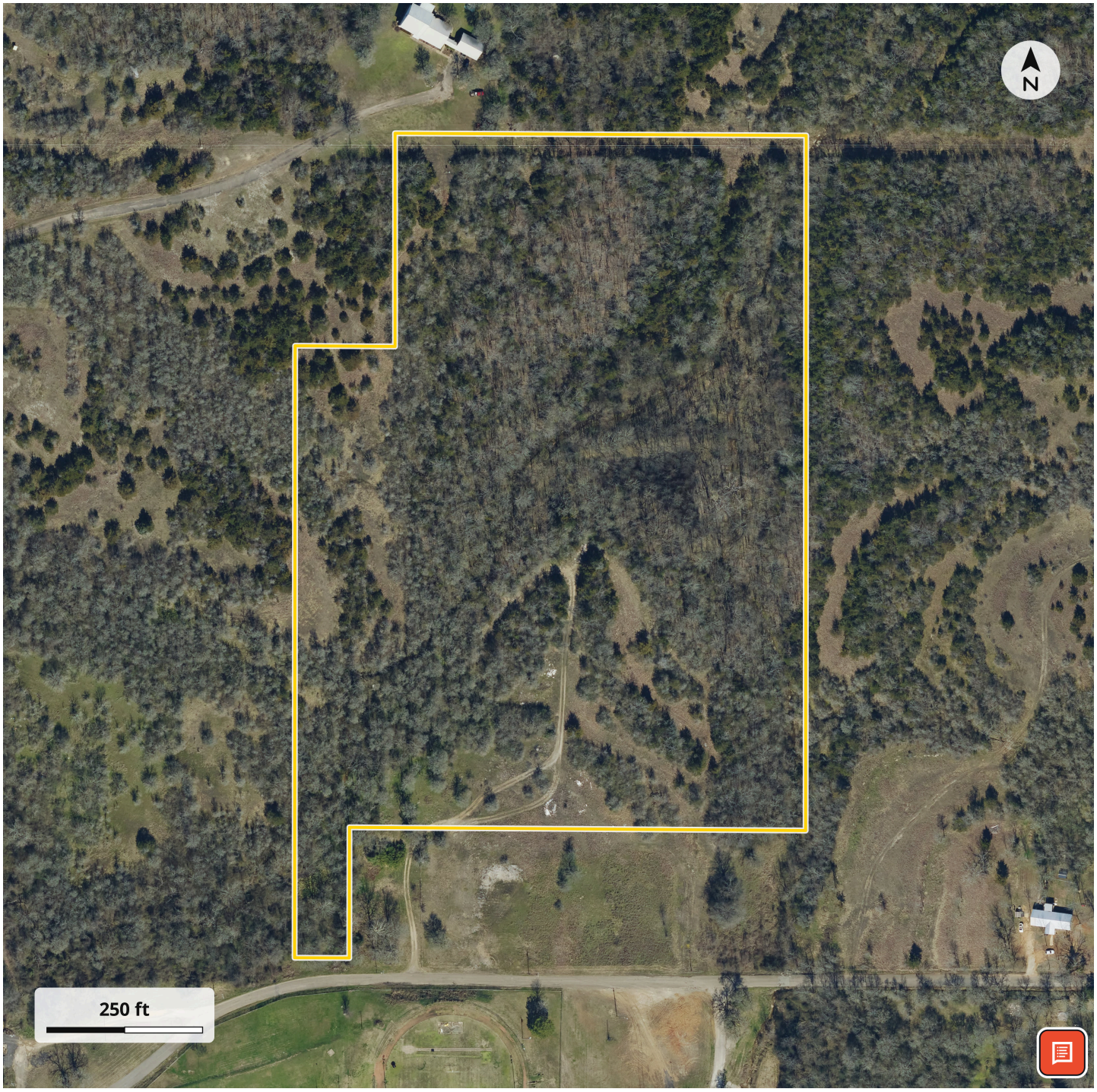

Regional Map



Locator Map


N
Idabel
N Central
NE 3rd St
1st St E
NW Texas Ave
NE J Ave
US Hwy 70 Byp
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an “as is” condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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