

**Idabel 20**  
**TBD NE D Ave**  
**Idabel, OK 74745**

**\$54,000**  
**19.63± Acres**  
**McCurtain County**





**Idabel 20**  
**Idabel, OK / McCurtain County**

---

**SUMMARY**

**Address**

TBD NE D Ave null

**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**

<https://www.mossyoakproperties.com/property/idabel-20/mccurtain/oklahoma/95176/>



**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.

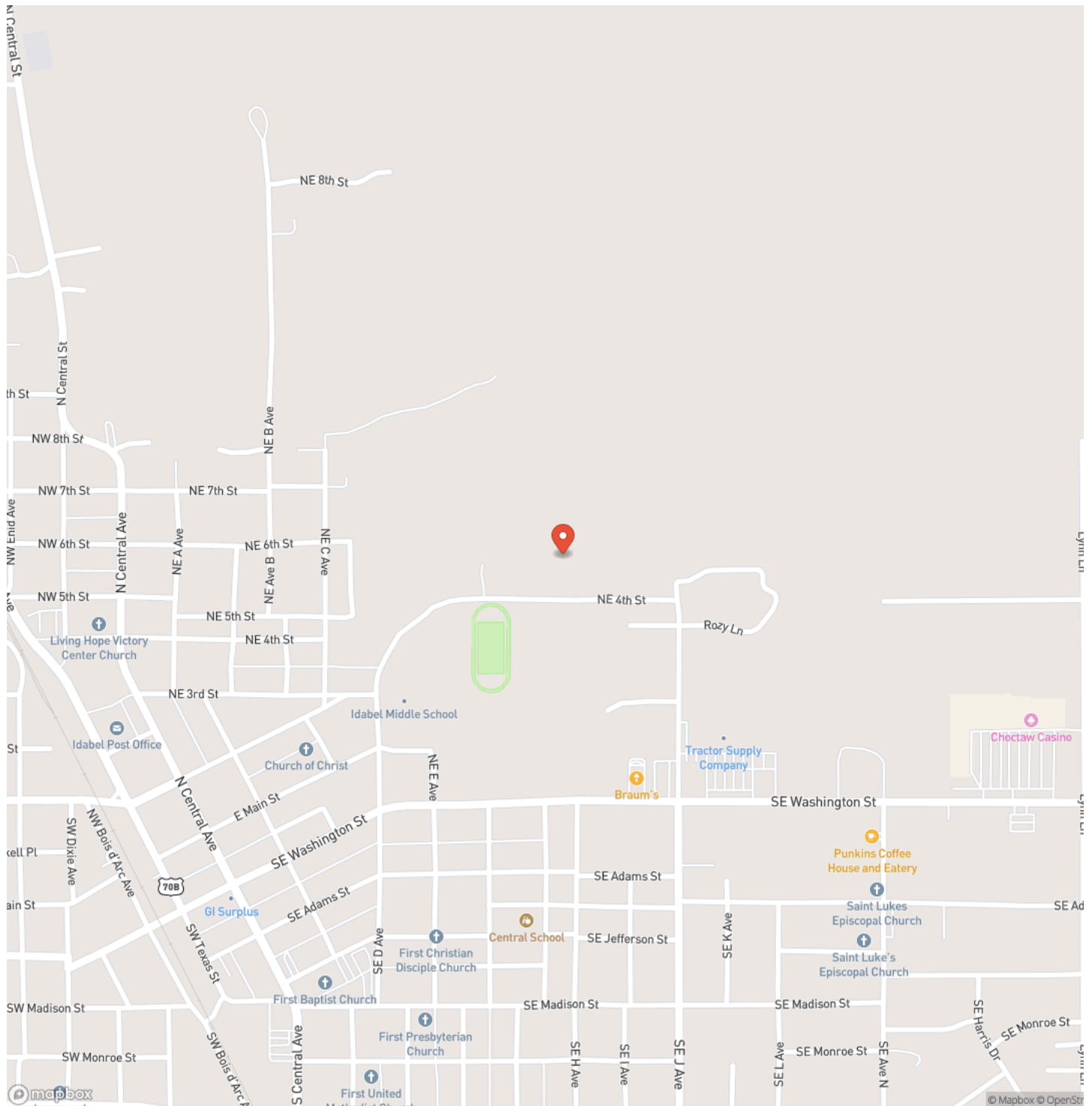
Whether you're envisioning a beautiful home site or a full-scale residential development, this property offers endless possibilities. Don't miss out on this chance to create something special in a prime location.

Call [479-312-7876](tel:479-312-7876) to schedule a showing!



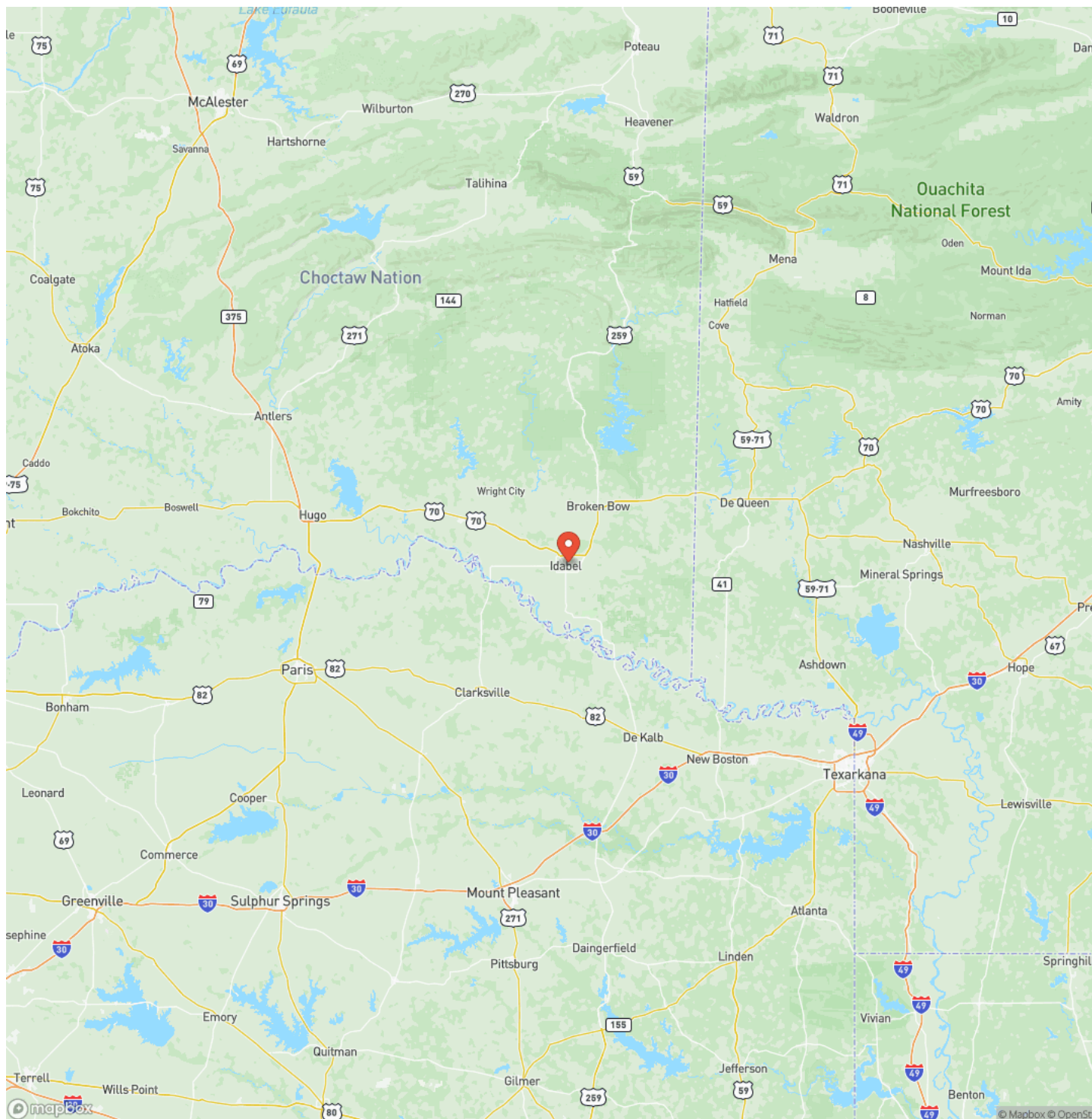


## Locator Map



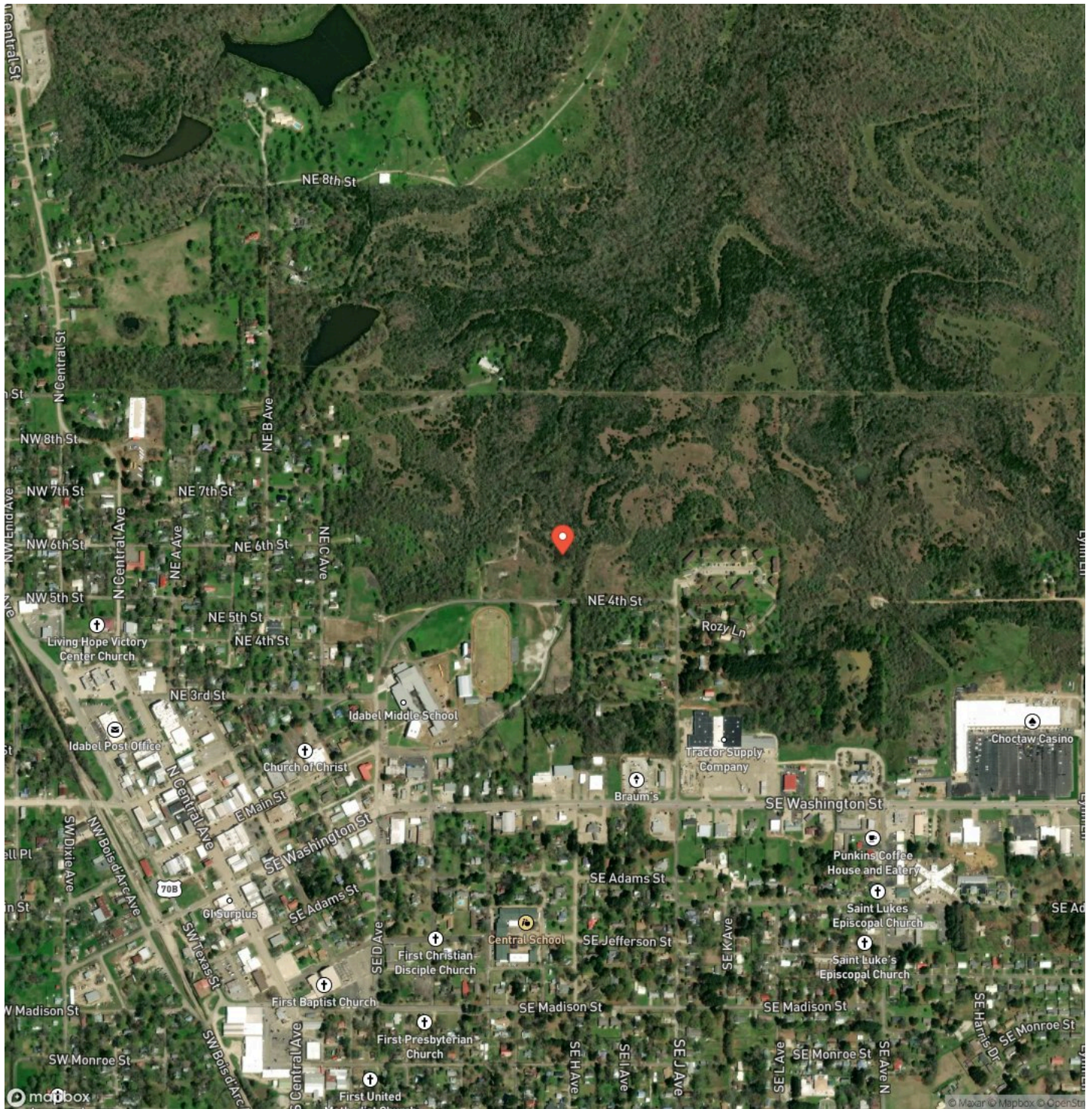


## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Will Dawson

## Mobile

(479) 597-0333

## Office

(479) 480-7000

## Email

wdawson@mossyoakproperties.com

**Address**

1200 Fort Street

## City / State / Zip

Barling, AR 72926

## NOTES

This image shows a single page from a notebook or ledger. It features ten evenly spaced horizontal black lines across its entire width. The top edge of the page has a faint grey border. There are no margins, text, or other markings on the page.



[illegible]

**<https://www.mossyoakproperties.com/>**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



---

**Mossy Oak Properties Field, Farm, and Homes**

**1200 Fort Street**

**Barling, AR 72923**

**(479) 480-7000**

**<https://www.mossyOakproperties.com/>**

---

