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Your Brand for Ranch & Trophy Properties

## World Class Ranches Team Brokered by EXP Realty

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

**Smithville Tract 1-- 3.17 acres, more or less**

**\$95,426.00**



This is one of five beautiful land tracts, sited just southeast of Smithville, Oklahoma, and approximately 35 minutes north of Hochatown, Oklahoma, 45 minutes north or Broken Bow, Oklahoma, and about four hours northeast of Dallas, Texas. All of the tracts feature gorgeous views for miles to the surrounding mountains providing amazing sunrises and sunsets. Most of the tracts also have lake and pond views. Each tract Buyer will have access to common areas for access to the lake, a pond and also to the creek that flows much of the year. The fishing and hunting in the area are superlative, as there are numerous recreational opportunities in the area, including numerous fishing creeks, rivers, and beautiful Broken Bow Lake and Beavers Bend State Park. Nestled in the Ouachita Mountains the Fall colors draw travelers from surrounding states. Easy access to the property via a State Highway and then 1 mile of county road and about ½ mile of permanent deeded easement puts you back in this in a quiet rural area of rolling hills, surrounded by larger, forested properties. There is a convenience store with grill about two miles away. To view this gorgeous property or if you have questions call Sandy Bahe at 918-470-4710, or toll free at 844-WCR-LAND. Location from: Hochatown, OK—35 minutes Broken Bow, OK—45 minutes Cove, AR—25 minutes Dallas, TX—4 hours Ft. Smith, AR—1.75 hours Shreveport, LA—3 hours Oklahoma City, OK—4 hours Tulsa, OK—3 hours Joplin,

### Property Highlights

**Price Per Acre:** 30,103.00

**Acreage:** 3.17 acres, more or less

**Location:** 35 minutes North of Hochatown, OK

**Closest Town:** Smithville

**Access:** Permanent deeded easement

**Taxes:** \$40.00/year

**Topography:** Rolling terrain

**Improvements:** Some fencing

**Wildlife:** Whitetail deer, turkey, squirrels, Dove, etc.

**Utilities:** Electric available

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**Sandy Brock Bahe**

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**918-470-4710**