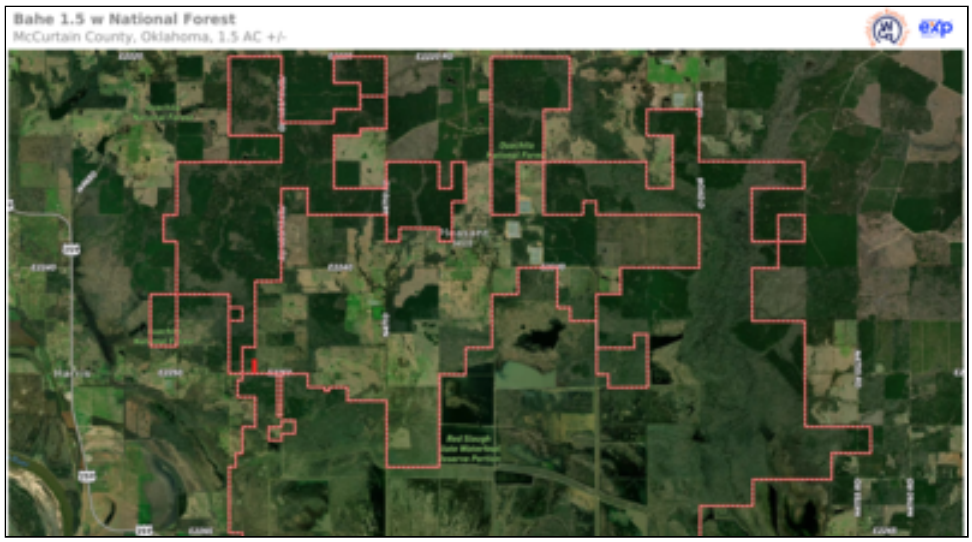
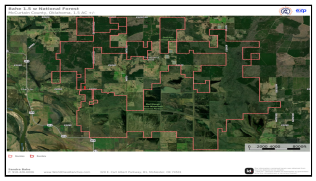
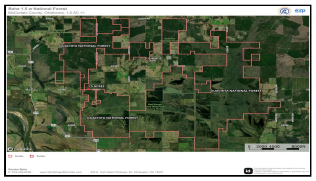
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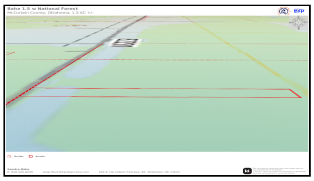
320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

Wildlife 1.5 acres — $18,995.00









This 1.5 acres is located in southeast McCurtain County, Oklahoma about 17 miles southeast of Idabel, Oklahoma and about 37 miles southeast of Hochatown, Oklahoma. The Ouachita National Forest lies across the county road to the south. The other adjoining landowners are private, but the National Forest does encircle this 1.5 acres and the immediate neighbors. Located less than three hours from the Dallas/Ft. Worth Metro area, the property is an easy commute that will put you in this area abounding with recreational opportunities. Taxes: $15.77/year Utilities: Rural water lines and electricity are nearby. Area attractions: Sited in the foothills of southeastern Oklahoma, the Ouachita National Forest contains the beautiful Kiamichi Mountains and Beavers Bend State Park. Within the park is the 14,000-acre Broken Bow Lake which is 22 miles in length, beautifully nestled within the foothills with Pine timber lining the shorelines. The lake provides activities such as kayaking, boating, canoeing, swimming, skiing, fishing (including Trout below the dam), and other water sports. Relax and refresh at one of the many restaurants, gift shops, wine tasting venues, Beaver's Bend Mining Company, The Maze (a 29,000 sq. ft. outdoor wooden maze), Cedar Bluff Nature Trail, Forest Heritage Tree Trail along Beaver Creek, Forest Heritage Center, David Boren Hiking Trail (and many smaller trails), horseback riding, miniature golf, ziplining, and mountain biking.

Property Highlights

Acreage: 1.5 acres

Location: 163 Mi NE of Dallas, TX, 37 mi S of Hochatown

Closest Town: Idabel

Access: County Road

Taxes: $15.77/year

Topography: Very gently rolling

Forage: Native grasses

Wildlife: Whitetail, Turkey, squirrels, etc.

Utilites: Electric and Rural Water nearby

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