



4.56± ACRES
McCURTAIN COUNTY, OK
\$75,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE McCURTAIN 4.56

PROPERTY PROFILE

LOCATION:

- 1325 Buffalo Road
Watson, OK 74963
- McCurtain County
- 6.5± Miles SE of Smithville
- 26± Miles SW of Mena, AR
- 36± Miles NE of Hochatown
- 45± Miles NE of Broken Bow
- 216± Miles NE of Dallas, TX
- 232± Miles SE of Oklahoma City

PROPERTY USE:

- Recreational
- Investment
- Income-Producing
- Potential Homesite
or RV Park

PROPERTY INFORMATION:

- 4.56± Acres
- Established Infrastructure
- 2 Electrical Services
- RV Hookup
- Pond Located on Property
- Large Yard & Mature
Shade Trees
- County Road Frontage
- Roosevelt Creek Frontage
- Mobile Home Not Included
But Available for Purchase

TAX INFORMATION:

- Parcel: 0000-33-01S-26E-3-002-00
- TBD

COORDINATES:

- 34.42455, -94.5852



LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
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5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE McCURTAIN 4.56

WELCOME TO THE MCCURTAIN 4.56 IN WATSON, OKLAHOMA! This little piece of rural pie is located in McCurtain County in the heart of Southeast Oklahoma. The 4.56± acre property currently functions as an established homeplace with infrastructure (electricity, well, septic), fencing, and buildings.

One of the first things you notice when you drive into the property is the size and quality of the open ground. It has been used as a family's yard for many years, and it makes this property the perfect place to build, move a home in, or park several RVs.

A true bonus to the property is that Roosevelt Creek runs along the south line of the acreage providing your very own "live water." Situated between Hochatown and Mena, Arkansas, you are able to enjoy the recreational opportunities of both cities from this location. It is a plug and play type scenario with the McCurtain 4.56. If recreation isn't your preference, the setting is ready to go for a residence. The pictured mobile home is not included but is available for purchase.

Contact Luke Alston or MaRissa Nichols today to schedule a private showing and experience #TheSmallTownWay!



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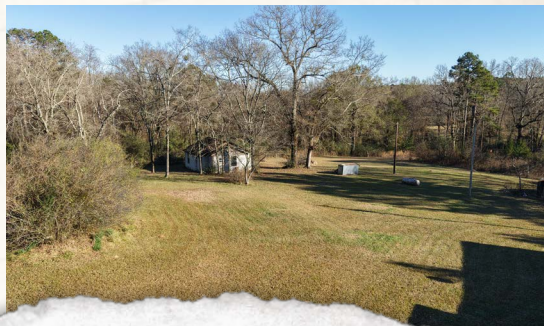
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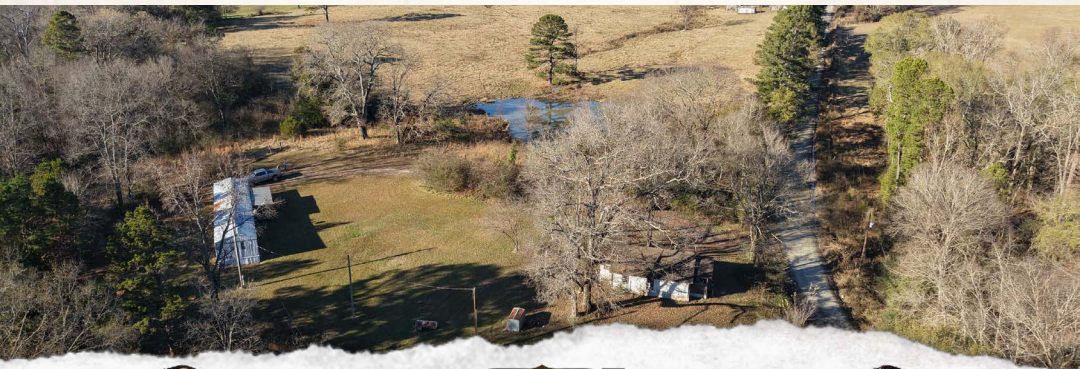
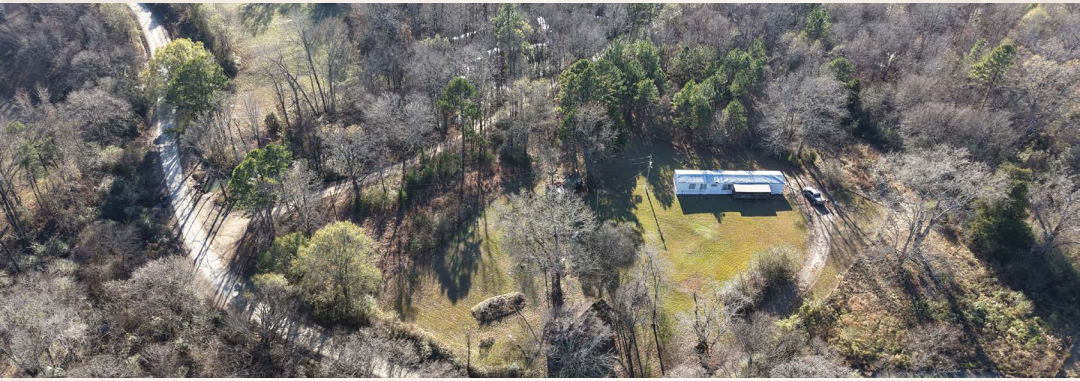
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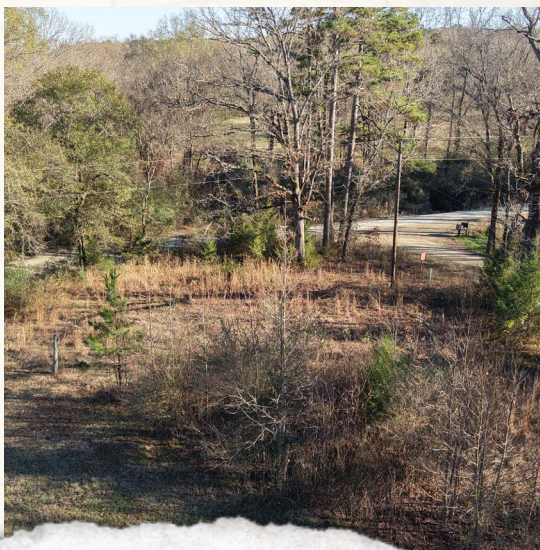
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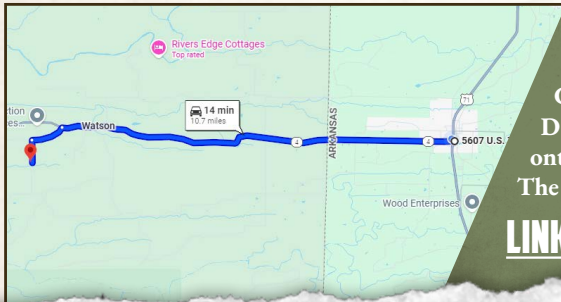
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land id. LINK



Directions from Smithville, OK: Travel 5 miles on OK-4 E/Choctaw Avenue toward Cedar Street. Turn right onto Buffalo Road/D1788 and continue for 0.8 miles. Turn left onto E Buffalo Road and proceed for 0.5 miles. The destination will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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