

Listing #OK-832

Price: \$ Call for Price

966 acres m/l. McCurtain County, Oklahoma Ranch Land for sale.

HUNTING - FISHING – GRAZING – HOMESITE - DEVELOPMENT - OPPORTUNITIES

This Southeastern Oklahoma Ranch on the Little River offers a diversified investment opportunity with multiple avenues for potential use, enjoyment and future profits.

Whether you prefer hunting Whitetail deer, pursuing Eastern Wild Turkeys, scanning the horizon for Waterfowl, or casting a line for bass and catfish in the river, there's something for every outdoor enthusiast on this Oklahoma Ranch. Situated just west of the boundary between the Central and Mississippi Flyways (major migratory routes for waterfowl) the ranch is ideally positioned for prime duck hunting. The area is well known for its Mallard and Wood Duck traffic boasting incredible water sources that include approximately 2 miles of the Little River, 2 miles of Salt Creek, and multiple shallow marsh "backwater sloughs" that are critical for providing nesting, breeding, and feeding habitat. The ranch has a history of excellent Eastern Wild Turkey Hunting as well as Whitetail deer numbers. The terrain changes roughly 100 feet in elevation across the land, creating a diverse range of habitats that provide bedding, feeding, and staging areas for the deer, as well as endless treetops for roosting turkeys. The Little River is known for excellent fishing opportunities including channel catfish, crappie, largemouth bass, smallmouth bass and spotted bass.

Just across the river to the north is the neighboring Little River National Wildlife Refuge. The wildlife refuge is approximately 11 miles long encompassing close to 15,000 acres of mostly bottomland hardwoods characterized by low, wet oak, and hickory forest that is timber-covered with hickory, willow oak, sweetgum, cypress, white oak, loblolly pine and walnut. The refuge was put into place for the protection of migrating waterfowl as they come through the central flyway.

A short 30-minute road trip (approx. 22 miles) from the ranch you'll find Broken Bow Lake nestled in the foothills of the Ouachita Mountains of Southeastern Oklahoma. The lake covers over 14,000 acres and is a premier destination get away just a few hours from Dallas, Tulsa, and Little Rock. Broken Bow Lake is surrounded by federally protected land creating a pristine, untouched wilderness experience. The area offers endless recreation, fishing and watersport activities with excellent boating, dining and camping opportunities. The nearby town of Hochatown Oklahoma has become the "Cabin Capital of Oklahoma" supporting a thriving economy centered around outdoor recreation and luxury hospitality.

Future Development potential is enhanced by tremendous traffic numbers along the Hwy 70 N Bypass that borders the entire southern boundary of this ranch. The ranch has approximately 1.5 miles of frontage to this major travel path - the busiest route from the DFW area to Hochatown and Broken Bow Lake.

A potential homestead on the bluff overlooking the river bottom offers phenomenal views where you can see for miles. There is plenty to explore here, including rock caves, dens, and natural stone walls. Arrowheads have been found along Salt Creek. Electricity has been installed $\frac{3}{4}$ of a mile to the potential building site. The property has abundant wildlife which also includes hogs,

coyotes, foxes, bobcats, beavers, and others. There is a significant amount of limestone throughout the land on the hills, with sandy loam bottomland in the lower elevations.

Located just 2 miles from McCurtain County Oklahoma Regional Airport.

This is truly one of the most impressive Ranches on the market in Southeastern Oklahoma.

Legal: Located in Sections 17,20,21,28,29-7S-24E; McCurtain County, Oklahoma

THIS PROPERTY IS LISTED FOR SALE EXCLUSIVELY BY HUNTING COUNTRY REAL ESTATE AND SHOWN BY APPOINTMENT ONLY.

For more information, or to schedule a showing, please contact our award-winning Hunting Country Land Specialist (2025 TOP SALES AWARD) **RACHEL SAIN 870-562-1342** or Shane Terrel at 580-327-7889

Email inquiries to info@huntingcountry.net