



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**125.99± ACRES**  
**McCURTAIN COUNTY, OK**  
**\$882,000**



OFFICE (479) 588-1034 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE McCURTAIN 125.99

## PROPERTY PROFILE

### LOCATION:

- 7247 OK-4  
Watson, OK 74963
- McCurtain County
- 6.5± Miles E of Smithville
- 8± Miles W of Cove, AR
- 23± Miles SW of Mena, AR
- 35± Miles NE of Beavers  
Bend State Park
- 36± Miles NE of Hochatown
- 216± Miles NE of Dallas
- 232± Miles SE of Oklahoma City

### COORDINATES:

- 34.4376, -94.54305

### TAX INFORMATION:

- Parcel: 0000-25-01S-26E-3-002-00  
\$89
- Parcel: 0000-26-01S-26E-4-003-00  
\$1,174

### PROPERTY USE:

- Hunting
- Agricultural
- Residential
- Investment
- Recreational
- Potential Development
- Potential Livestock Operation

### PROPERTY INFORMATION:

- 125.99± Total Acres
- 11± Acre Lake
- Mountain Views
- Pastureland
- Fenced & Cross-Fenced
- Shop with Living Quarters
- 2 Barns
- Abundant Wildlife



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**DEEDEE ALSTON**  
PRINCIPAL BROKER - AR, ASSOCIATE BROKER - OK  
C: 479-243-6525 | [deedee@smalltownproperties.com](mailto:deedee@smalltownproperties.com)

**LUKE ALSTON, ALC** | EXECUTIVE BROKER - AR  
MANAGING BROKER - OK, ASSOCIATE BROKER - LA  
C: 479-234-1376 | [lukealston@smalltownproperties.com](mailto:lukealston@smalltownproperties.com)

5607 Hwy 71 South - Cove, AR 71937 | O: 479-588-1034 | [smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE MCCURTAIN 125.99

**INTRODUCING THE MCCURTAIN 125.99, LOCATED NEAR WATSON, OKLAHOMA, IN THE SOUTHEASTERN PORTION OF THE STATE.** This McCurtain County acreage is as picturesque as any you will see available in the area. It is anything but “plain.” The terrain features 125.99± rolling acres with deep wooded draws interspersed with the improved pastureland that makes up the majority of the acreage and is ideal for grazing cattle or cutting hay.

The property includes one shop with living quarters located near the southwest corner of the property where a concrete pad remains from a previous home. Two barns are well placed on the land for storing hay or handling livestock without having to travel very far to either one. The McCurtain 125.99 is fenced and cross-fenced for livestock handling and ready for rotational grazing of the pastures for an extended grazing season. If livestock is not on your list of aspirations, the land is suitable for multiple cabins/homes or a rural subdivision.



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# MORE ABOUT THE McCURTAIN 125.99

An abundance of wildlife calls the McCurtain 125.99 home, including deer, turkeys, and hogs. An 11± acre lake is located in the middle of the property, where you can enjoy fishing, floating in your boat, or hunting the occasional waterfowl. The lake truly is the centerpiece of this tract and provides sustainability for watering livestock or for recreation, wildlife habitat, fishing, hunting, or just enjoying the view. The McCurtain 125.99 has something for everyone!

Contact **Luke or Deedee Alston** today to learn more and experience #TheSmallTownWay!



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3D MAPS



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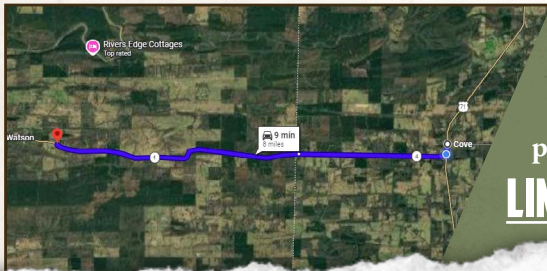
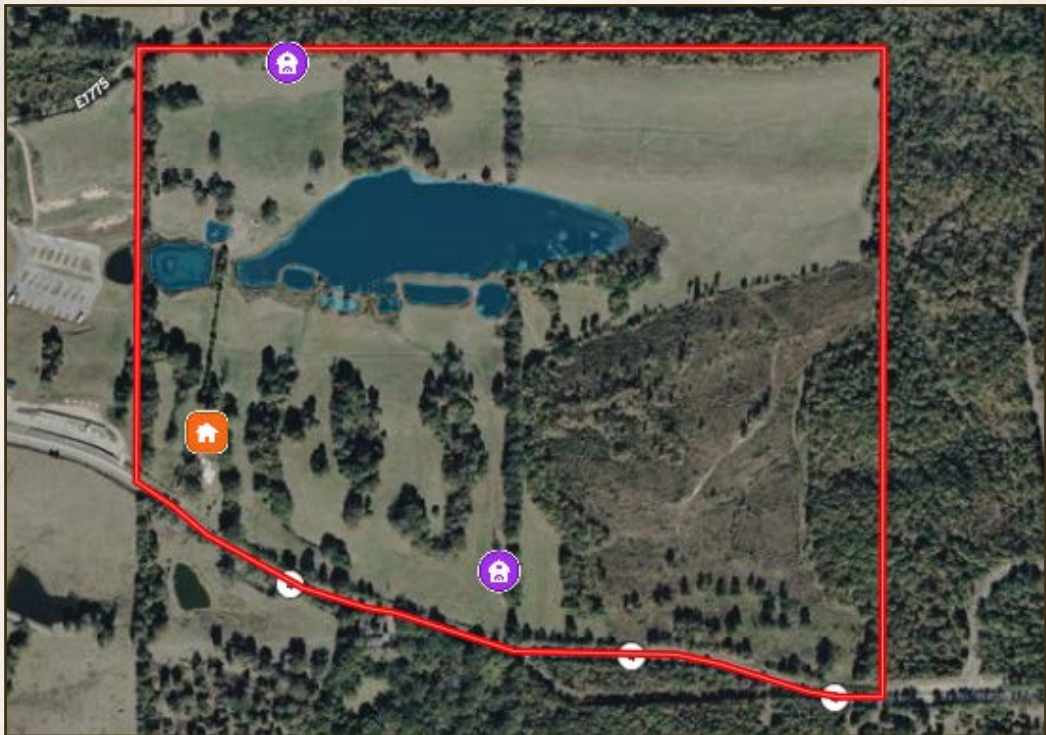
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land id. LINK



Directions From Cove, AR: Travel on AR-4 W for 2.9 miles. Continue onto OK-4 W and proceed 4.9. miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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