



# SMALLTOWN

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

**22± ACRE RV PARK**  
**McCURTAIN COUNTY, OK**  
**\$850,000**



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

## 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:

- 34.43705, -94.54635

## PROPERTY USE:

- RV Park
- Investment

## TAX INFORMATION:

- Parcel: 0000-26-01S-26E-4-001-00
- \$230

## PROPERTY INFORMATION:

- 22± Acres
- Established RV Park
- 700'+ of Hwy Frontage
- 55 Full Active Pads
  - City Water, Electric, and Septic
- 4 Pads with Water and Electric
- 15 Premium Sites with Concrete Pads and Private Access to 240' Wood Deck with Mountain Views
- 50/30/20 Amp Electric Pedestals to Each Site
- 1,000± SqFt Comfort Station
  - Full Laundry Room
  - 4 Private Bathrooms with Showers
- On-Site Dump Station
- Commercial-Grade High Speed Internet
- No Zoning or Restrictions
- Additional Acreage Available



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**DEEDEE ALSTON**  
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**LUKE ALSTON, ALC** | EXECUTIVE BROKER - AR  
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# WELCOME TO THE McCURTAIN 22

WELCOME TO THE MCCURTAIN 22, AN ESTABLISHED RV PARK IN WATSON, A SMALL RURAL TOWN IN SOUTHEAST OKLAHOMA ONLY FIVE MILES FROM THE ARKANSAS STATE LINE. Formerly known as the Mountain View RV Park, the McCurtain County property is strategically located to serve as a hub for multiple outdoor recreational areas in Southwest Arkansas and Southeast Oklahoma. The 22± acre park is located within an hour's drive of Hochatown, Broken Bow Lake, Billy Creek ATV trails, the Wolf Pen Gap ATV trails, and the much-anticipated future Trails of Mena Mountain Bike venue, so there's no lack of outdoor adventure at your fingertips.

The owners invested in the details on this project, with the infrastructure being planned and built by professionals in their respective fields to include the water, electric, and septic systems. The park includes 55 full active pads plus 4 with water and electric, making for a turnkey operation. Various pad designs allow for a range of RV sizes and styles, including extra-large RVs, to park, dump, and exit the park with ease. The upper terrace pads offer amazing views of the Kiamichi Mountains to the north, giving you a glimpse of what this area has to offer.



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Information is believed to be accurate but not guaranteed.

# MORE ABOUT THE McCURTAIN 22

A very modern and well-appointed comfort station sits at the front of the property with a full laundry room, four private bathrooms with showers, and an inviting deck to relax on while making use of your time at the station.

The heavy lifting is complete; pick up where the current owner left off and make your investment go to work immediately! Additional acreage is available: 125± acres with an 11± acre lake.

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



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3D MAPS



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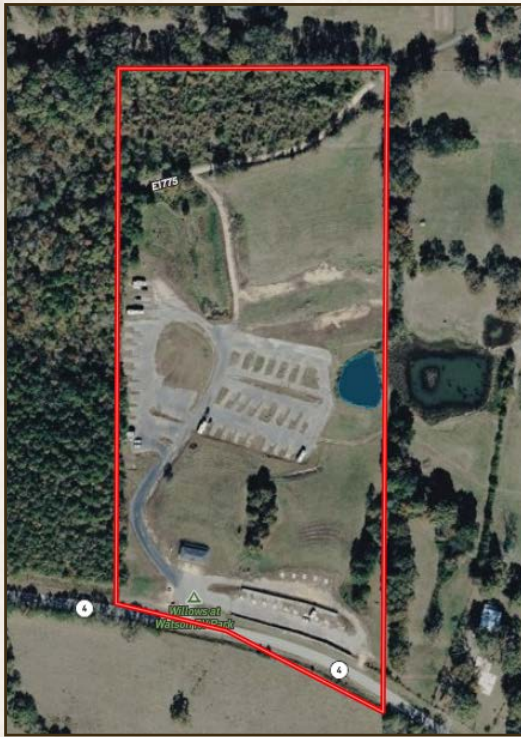


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land id. LINK

# TOPOGRAPHY MAP



Directions From Cove, AR: Travel 8 miles west on Hwy 4 to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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