



# SMALLTOWN

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

*ACCESS TO MOUNTAIN FORK RIVER*

**16.79± ACRES WITH A CABIN**  
**McCURTAIN COUNTY, OK**  
**\$624,000**

*FULLY-FURNISHED*

# THE McCURTAIN 16.79

## PROPERTY PROFILE

### LOCATION:

- 24 Sunfish Creek Trail  
Smithville, OK 74957
- McCurtain County
- 5.5± Miles S of Smithville, OK
- 17± Miles SW of the  
Arkansas State Line
- 26.1± Miles N of Hochatown, OK
- 230± Miles SE of Oklahoma City
- 206± Miles NE of Dallas, TX

### COORDINATES:

- 34.41037, -94.67492

### PROPERTY USE:

- Residential
- Recreational
- Hunting & Fishing
- Potential Home Sites
- Investment

### PROPERTY INFORMATION:

- 16.79± Acres
- Fully-Furnished Cabin
- 2 Bedrooms/1 Bath
- 1,411± SqFt Workshop/Garage
- Chicken Coop
- Tractor Shed
- Mixed Pines & Hardwoods
- Rolling Terrain
- Deeded Access to the  
Mountain Fork River
- Stocked Pond
- Bordered by  
the National Forest
- Water Well & City Water

### TAX INFORMATION:

- Parcel ID:  
0000-03-02S-25E-3-014-00
- 2024: \$1,328



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**MARISSA NICHOLS**  
LAND & RESIDENTIAL SPECIALIST

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5607 Highway 71 South - Cove, AR 71937

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE McCURTAIN 16.79

ESCAPE TO YOUR PRIVATE RETREAT ON 16.79± UNRESTRICTED ACRES IN MCCURTAIN COUNTY, OKLAHOMA! Located just a short drive off Hwy 259 in Smithville, approximately 26 miles north of Hochatown, 24 Sunfish Creek Trail is tucked away in a quiet rural setting. The Ouachita National Forest borders the land on two sides, providing privacy and direct access to a protected wilderness.

The property includes a cabin and a deeded private access point to the Mountain Fork River, perfect for launching kayaks, fishing, or swimming. Among the mix of pine and hardwood trees, you'll find a spring-fed pond stocked with black bass and perch. The rolling terrain provides multiple secluded building sites, making it well-suited for additional cabins or future development.



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# MORE ABOUT THE McCURTAIN 16.79

A large circular driveway leads to the fully furnished cabin, which features an open-concept living space, a stone wood-burning fireplace, covered porches, and a screened-in area overlooking the peaceful back acreage. Nearby, a 1,411± square foot building has been roughed in with plumbing and septic for future living quarters, a guesthouse, or a workshop, while still offering plenty of room for ATV, kayak, or equipment storage. A private water well and a city water meter are on-site, offering the flexibility to choose your preferred water source. Additional improvements include a chicken coop and a tractor shed.

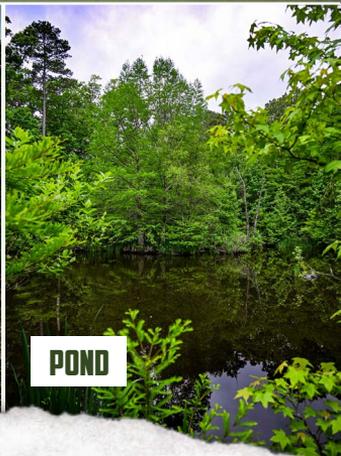
Just minutes from the cabin, within the National Forest, you'll find a large beaver pond ideal for fishing and waterfowl hunting, along with miles of ATV and hiking trails and additional access to the Mountain Fork River and Ramos Creek.

Whether you're looking to hunt, explore, or simply relax in the peaceful woods, this property offers the best of both worlds—secluded wilderness living with convenient access to local restaurants, shops, and recreational attractions. This is a rare opportunity to own a versatile and scenic property in one of Southeast Oklahoma's most desirable outdoor regions!

**Contact MaRissa Nichols today to schedule a private tour and experience #TheSmallTownWay!**



RIVER



POND



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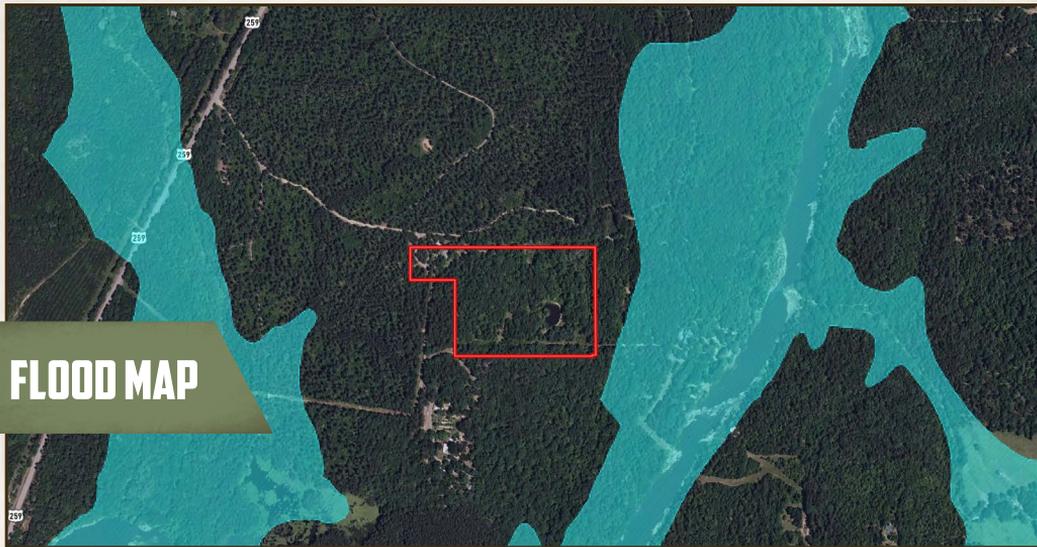
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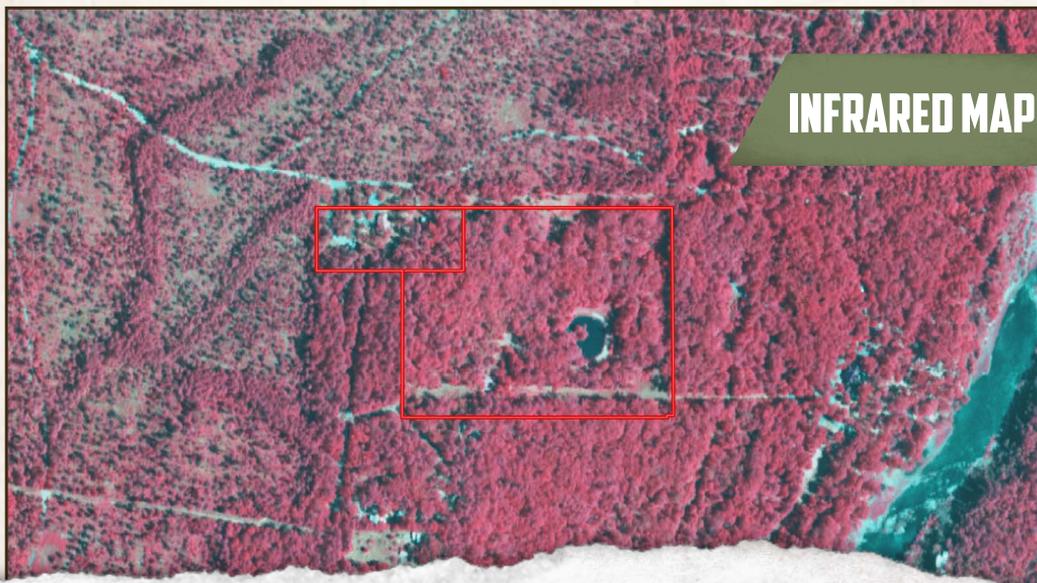
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FLOOD MAP



INFRARED MAP



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land id. LINK



Directions From the Intersection of Hwy 4 and Hwy 259 in Smithville, OK: Travel 4.1 miles south on Hwy 259. Turn left onto Fsr 64538 Road and continue 0.8 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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