



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

40± ACRES
McCURTAIN COUNTY, OK
\$800,000

LOCATION:

- Rutty Pine Ridge
Hochatown, OK 74728
- McCurtain County
- 7.3± Miles SW of
Broken Bow Lake
- 11.5± Miles NW of Broken Bow
- 165± Miles NW
of Shreveport, LA
- 182± Miles NE of Dallas, TX
- 247± Miles SE of Oklahoma City

PROPERTY USE:

- Investment
- Development
- Potential Home/Cabin Site

COORDINATES:

- 34.146, -94.7852

PROPERTY INFORMATION:

- 40± Acres
- Hardwoods
- Pasture
- Pond
- Abundant Wildlife
- Multiple Build Sites
- No Restrictions
- Utilities On-Site

TAX INFORMATION:

- Parcel:
9001-03-05S-24E-3-003-00
- 2025 Taxes: \$57



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MARISSA NICHOLS
LAND & RESIDENTIAL SPECIALIST

C: 580-306-5671

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5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MCCURTAIN 40

INTRODUCING THE MCCURTAIN 40, LOCATED IN THE HEART OF HOCHATOWN, OKLAHOMA, JUST 2.2± MILES OFF CAMP RANCH ROAD! This beautiful 40± acre tract in McCurtain County is a blank canvas ready for whatever your vision may be. With water and electric available at the property line, development is made easy. The property has no restrictions, giving you the flexibility to create your own private retreat, build cabins, or develop a destination for travelers looking to enjoy the beauty of Southeast Oklahoma.

The McCurtain 40 combines open pasture, a mix of mature hardwoods, and a pond, creating a versatile setting with plenty of room to explore and enjoy. Wildlife such as deer and bear frequent the property. Whether you're dreaming of a peaceful getaway, a cabin retreat, or a larger development opportunity, this property offers the space and freedom to make it happen.

Property lines are approximate



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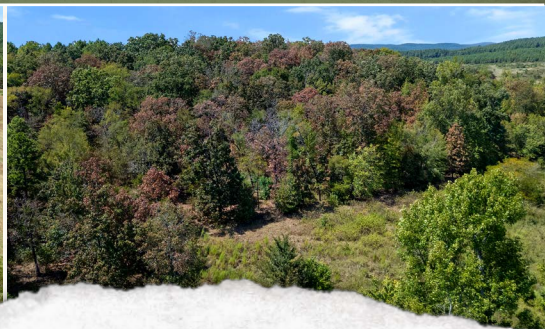
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MORE ABOUT THE McCURTAIN 40

Best of all, you can enjoy the privacy and natural beauty of 40± acres while remaining close to everything Hochatown has to offer—restaurants, shopping, the casino, and Broken Bow Lake.

The McCurtain 40 is a rare opportunity to own a clean slate in one of Oklahoma's most sought-after destinations. Come bring your vision and make it your own!

**Call MaRissa Nichols today to schedule a private showing
and experience #TheSmallTownWay!**



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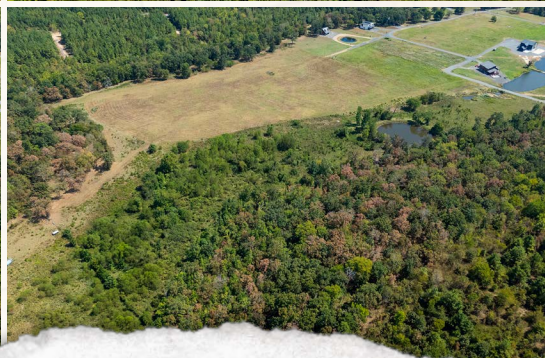
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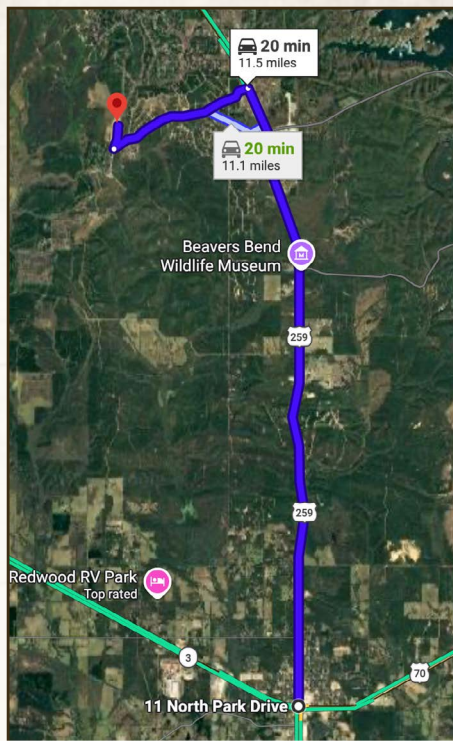
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land id. LINK



Directions from the intersection of Hwy 259 and Hwy 70 in Broken Bow, OK: Travel north on US-259 for 8.9 miles. Turn left onto Camp Ranch Road and continue for 2.2 miles. Turn right onto Rutty Pine Ridge and proceed 0.3 miles to the property.

[**LINK TO GOOGLE MAP DIRECTIONS**](#)



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