



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

7.3± ACRES
McCURTAIN COUNTY, OK
\$450,000

ACCESS TO THE MOUNTAIN FORK RIVER

THE McCURTAIN 7.3

PROPERTY PROFILE

LOCATION:

- 1911 Goat Rock Road
Watson, OK 74963
- McCurtain County
- 9.4± Miles E of Smithville
- 12.2± Miles NW of Cove, AR
- 27.4± Miles SW of Mena, AR
- 39.5± Miles NE of Hochatown
- 42.7± Miles NE of Broken Bow Lake
- 171± Miles NW of Shreveport, LA
- 219± Miles NE of Dallas, TX
- 235± Miles SE of Oklahoma City

COORDINATES:

- 34.4661 -94.5372

PROPERTY INFORMATION:

- 7.3± Acres
- 500'± Mountain Fork
River Frontage
- Wooded
- Circle Driveway
- Utilities On-Site

PROPERTY USE:

- Recreational
- Investment
- Potential Home/Cabin Site
- Potential Income Producing

TAX INFORMATION:

- Parcel ID:
0000-13-01S-26E-1-007-00
- 2025 Taxes: \$61



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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 7.3

WELCOME TO THE MCCURTAIN 7.3, LOCATED ON GOAT ROCK ROAD IN WATSON, OKLAHOMA. This exceptional McCurtain County property offers direct access to the Mountain Fork River and has the groundwork in place to build your dream home or cabin—a homesite with utilities and a circle driveway already installed. Surrounded by a beautiful stand of pines and showcasing stunning river views, this 7.3± acre property provides the perfect blend of seclusion, peace, and natural beauty—while still being just a short drive from local attractions and dining.



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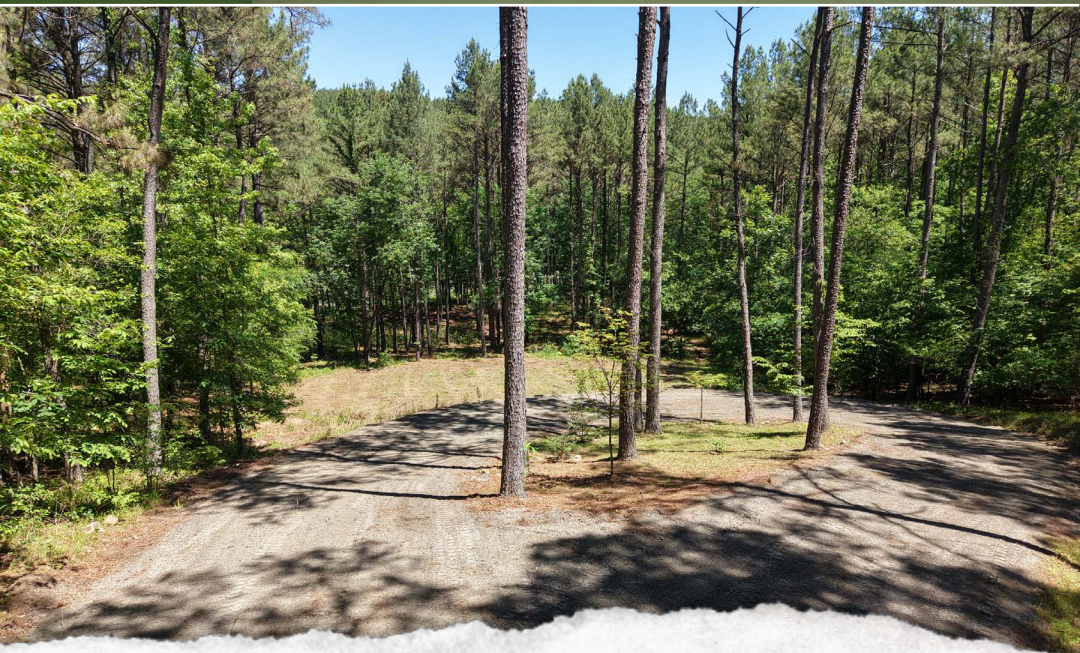
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MORE ABOUT THE McCURTAIN 7.3

Conveniently situated near Mena, Arkansas, as well as the emerging bike trails around Queen Wilhelmina State Park, Broken Bow Lake, and Hochatown, you'll have easy access to some of the region's most popular outdoor destinations. For those who love fishing, kayaking, or canoeing, the McCurtain 7.3 boasts over 500± feet of direct Mountain Fork River frontage—creating the ideal setting for outdoor recreation.

Considering a short-term rental investment? This area is well known for its river-view cabins, offering a great opportunity to expand your portfolio or start a new venture in a highly desirable destination.

Contact MaRissa Nichols today to schedule a private showing of the McCurtain 7.3 and experience #TheSmallTownWay.



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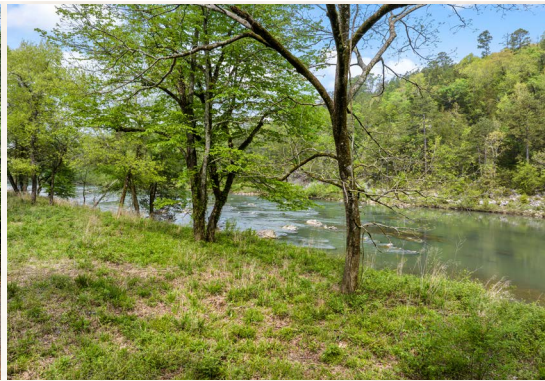
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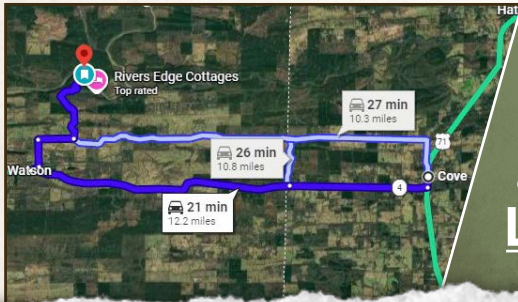
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7.3± ACRES

McCURTAIN COUNTY, OKLAHOMA

land id. LINK



Directions From Cove, AR: Travel west on AR-4 for 2.9 miles. Continue onto OK-4 and proceed for 5.6 miles. Take a sharp right on Welcome Home Road and then turn left to stay on Welcome Home Road for 0.6 miles. Turn right to travel on Welcome Home Road for 0.8 more miles. Turn left onto Goat Rock Road, and the property will be on the left in 2 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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