



Little River Ranch, McCurtain County, Oklahoma, 1,188.00 Acres

\$2,013,660

Little River Ranch Description: Little River Ranch is a Whitetail and Duck Hunting paradise located just North of Idabel, Ok. This 1,188 acre property has main home, hunters lodge and is highlighted by its over 1 mile frontage on Little River. Little River is a major drainage for this part of the state and has Largemouth, spotted and smallmouth bass, crappie, carp, catfish, sunfish and sand bass. Little River is ranked #6 in the top 10 rivers for fishing in Oklahoma.

Homes: Ranch has a main house that is a traditional brick home, a hunters lodge that sleeps up to 15 with some rooms having their own kitchenette and a lodge that is built but is currently being remodeled on the inside. The Ranch was set up to accommodate multiple groups of hunters in private rooms for all hunters.

Terrain: Ranch ranges from an elevation of 400 ft on the southern portion of the ranch and falls to a low point of 300 ft of elevation in the Little River bottom. Southern portion has a variety of terrain features that are favorable to the native wildlife that range from hilltops that provide scenic views of the surrounding area to various draws, spurs, saddles and points that provide excellent wildlife habitat. The Northern area around the Little River is mainly bottom land with a mix of timber, food plots, sloughs and cypress swamps. The northern habitat holds tremendous game and is a waterfowl magnet.

Water: The Ranch has over a mile of Little River frontage, 2 ponds, 2 sloughs, and over a mile of Salt creek. The variety of water that serves the native wildlife is impressive. The river provides year around fishing opportunities and water for the whitetail deer that travel the Little river bottom. The cypress sloughs are a magnet for all types of waterfowl and have excellent fishing opportunities as well. The variety of water on this property is one thing that makes it unique and separates it from other properties currently on the market.

Utilities: All houses and structures have electricity and city water to their respective locations.

Game: The amount and variety of game on this property is truly impressive. Owner has carefully managed this property to maximize the Whitetail Deer hunting. Owner has had the ranch on a consistent feeding program and has established food plots throughout the property. The native vegetation is some of the best I have seen and could be continually improved by controlled burning and continued mechanical clearing and select cutting in desired areas. Property has good numbers of Eastern Wild Turkey, many varieties of waterfowl especially Mallards and Wood ducks. The river holds year around fishing and boating opportunities.

Brokers Notes: The Little river ranch is truly unique in that it offers year around hunting and fishing opportunities. Besides,

it being an excellent recreation and hunting ranch it has the added bonus of being located 20 minutes from Broken Bow lake. The Broken Bow area is one of the most scenic areas of Southeastern Oklahoma and has become one of the top recreation destinations in the state. Broken Bow area offers water sports on one of Oklahomas most scenic lakes, trout fishing in the crystal clear Mountain Fork river, fine dining and lots of other attractions.

Main Info

- Postal / Zip Code : 74745
- Lot Size Acres : 1,188.00 Acres
- State / Province : Oklahoma
- Dwelling : No
- County : McCurtain
- Closest City : Idabel

Broker Info



Tim Diehl

Southeastern Oklahoma Realty

(P:) 918-429-3621

(M:) 918-424-3264

Tddiehl@sbcglobal.net

seokrealty.net

Tim Diehl is the broker/owner of Southeastern Oklahoma Realty LLC, located in McAlester, Oklahoma. Tim has over 20 years experience in the real estate industry including sales, development, and rental properties. Tim has specialized in selling hunting, recreation, and ranching land, which has allowed him the opportunity to help many outdoorsmen and ranchers find their perfect properties. Raised in Oklahoma, Tim has firsthand knowledge of the land and knows the spirit that landowners in Oklahoma possess. His passion for the outdoors makes him the perfect person to help you with your purchases of hunting land, cattle land, and 1031 exchanges. Being an avid hunter and sportsman himself gives Tim added insight to help you find your perfect property. Whether you are looking to buy or sell you Oklahoma land, let Southeastern Oklahoma Realty LLC put our experience to work for you!

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