



Little River Ranch, McCurtain County, Oklahoma, 425.00 Acres

\$1,466,250

Little River Ranch boasts a mix of hardwood timber, meadows, long shooting lanes, and Little River. This ranch is truly a paradise for any outdoorsman.

Location: Idabel, OK

Distance to:

Dallas - 160 miles

Texarkana - 70 miles

Paris - 60 miles

Acres: 425 Deeded Acres (M/L)

Electricity: On the Property

Water: Along highway and county road

Road Frontage: Highway and county

Topography: Little River Ranch has varying features from corner to corner. Open meadows and long senderos sprawl across the land above the river. These flat and gently sloping areas crest at brows along the hills. As you move from the higher elevations, the slopes become slightly steeper as the land drains towards natural waterways.

Water: Little River runs along and into parts of the northern side of this tract. Little River is considered a top five fishing stream in Oklahoma. "Little River is home to plenty of fish species that will pull your drag, including largemouth, spotted and smallmouth bass, crappie, carp, catfish, sunfish and sand bass." (The Oklahoman). Limestone draws move and hold water throughout the year in areas of low relief. There are also two ponds in the southern portion of the tract.

Wildlife: White-tailed Deer, Black Bear, Eastern Wild Turkey, and feral hogs are just some of the wildlife that this tract has to offer. The change in topography, and Little River, create an incredibly diverse habitat where wildlife flourishes. The diversity of hardwood trees, and scattered cedars, contribute the right amount of food and cover. Pockets and draws create natural corridors where deer feel comfortable traversing the ranch. These features compliment the edge habitat along transmission lines and open senderos. Wildlife on the nearby preserve and surrounding properties use this area to escape flood plains and swamps during times of heavy rain. There is no shortage of game to hunt. There will be endless opportunities here for an outdoorsman to build a place to live and hunt.

Agent's Comments: Whether you are looking for a place to hunt or fish, this ranch has it all. A cornucopia of games species and a large river for fishing make this tract special. There are few tracts out there where you can get the true combination of water and woods. Acreage like this, especially in McCurtain County, rarely comes onto the market. There is also the added benefit of being a couple of miles from Idabel and just down the road from Hochatown. Do not miss the opportunity to make Little River Ranch your forever recreation ranch.

Main Info

- Postal / Zip Code : 74745
- Lot Size Acres : 425.00 Acres
- State / Province : Oklahoma
- Dwelling : No
- County : McCurtain
- Closest City : Idabel

Broker Info



Brett Heflin

Southeastern Oklahoma Realty
(P:) [918-429-3621](tel:918-429-3621)
(M:) brettheffin@hroudfitters.com
seokrealty.net

Brett is an agent working for Southeastern Oklahoma Realty in McAlester, Oklahoma. Born in Texas, Brett moved to the area where he spent his time growing up hunting and fishing. Land development and habitat restoration always have been his passion and that led him to Baylor University, where he earned a Bachelor of Science degree in Environmental Science. Before moving to SE Oklahoma, Brett gained experience by working with The Nature Conservancy and a species mitigation firm. While living in Oklahoma, with is wife and children, Brett spent 7 years running a commercial hunt area. While on the ranch, Brett spent his time improving the habitat and managing a variety of different species. Since starting at Southeastern Oklahoma Realty in 2020, Brett has put his skills to work taking care of his landowners and future landowners. Whether buying or selling land in SE Oklahoma, lets Brett's knowledge and desire to help others assist you in the process.

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."