



**Salt Creek Combo, McCurtain County, Oklahoma, 700.00 Acres**

**\$2,765,000**

Salt Creek Combo is truly unique property combining hardwood bottoms and slopes with scattered ponds, winding creeks, and half a mile of Little River frontage. This ranch is a paradise for those looking for both waterfowl and quality white-tailed deer, among other wildlife as well.

**Location:** Idabel, OK

**Distance to:**

Dallas - 160 miles

Texarkana - 70 miles

Paris - 60 miles

**Acres:** 700 Deeded Acres (M/L)

**Electricity:** On the Property

**Water:** Along highway and county road

**Road Frontage:** Highway

**Topography:** The southern portion of the ranch sits atop a limestone hilltop that gently slopes northward to salt creek and its tributaries, which then wind towards Little River. Once off the hilltop, the property tracks north along a hardwood bottom with many scattered ponds and water holes. There is little change in elevation along the river bottom. The further north you continue, the water drains into larger basins and an oxbow lake while crossing other drainage fingers and small flooded meadows. Little River then separates the property from neighboring pastures and the Little River Wildlife Refuge to the north.

**Water:** Little River runs along the northwestern and northern boundary of the ranch and 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). In addition to Little River, Salt Creek stretches from the highway to the NE corner where it feeds the river. The hardwood bottom is spotted with small ponds, flooded ditches, and marshy meadows. A 3-acre oxbow lake is nestled in the northern portion of the property as well as two large basins that collect water that drains across the ranch. There is no shortage of water on or around this ranch.

**Wildlife:** Waterfowl, 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 ground forage create an abundance of food and cover. 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.

**Brokers Comments:** There is current dirt work and development occurring on this ranch. Small ponds are being dredged as well as new ones built. Electricity has been ran into the interior of the property to a bluff overlooking the river bottom. There is a driveway being built off of the highway bypass for quick access.

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 : 700.00 Acres
- State / Province : Oklahoma
- Dwelling : No
- County : McCurtain
- Closest City : Idabel

### Broker Info



#### Brett Heflin

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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 his 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, let's Brett's knowledge and desire to help others assist you in the process.

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