



**Pine Lake Ranch, McCurtain County, Oklahoma, 477.28 Acres**

**\$1,675,000**

- Agriculture, Big Game, Fishing

**Little River Ranch**

Distance to:

Idabel, Ok.- 6 miles

Broken Bow, Ok.- 18 miles

Dallas, Tx.- 156 miles

Tulsa, Ok.- 197 miles

Description: Little River Ranch is 477.28 acre recreational paradise located on the Little River in McCurtain County, Ok. This ranch has 1/2 mile of river frontage that is ideal for fishing, rafting or swimming. The Little River is loaded with Catfish, Largemouth Bass, Smallmouth Bass and many other species. This property also has Pine Lake on it which is a natural lake that has beautiful water and is loaded with Crappie. In addition to this natural slough, there are almost a dozen others that hold an abundance of ducks and provide year around water sources for other wildlife species. This properties tremendous habitat also provides some of the best Whitetail hunting in the area, several Boone and Crockett deer have been killed off this property. This property also has been used in the past for cattle production and currently is leased for grazing, the bottom land is highly productive and can run 2-3 acres to the animal unit.

Home: Ranch has a comfortable log style 3 bedroom, 2 bath home.

Water: Ranch has an abundance of water to include 1/2 mile of little River frontage, almost a dozen separate sloughs, Pine Lake which is approx. 5 acres in size and 4 ponds. This creates a massive opportunity for year around fishing and recreating.

Game: Whitetail Deer, Ducks, Black Bear and Eastern Wild Turkey. This property is truly a trophy deer property and has some of the best duck habitat imaginable. The sloughs are covered up with hundreds of Ducks.

### Main Info

- Postal / Zip Code : 74736
- Lot Size Acres : 477.28 Acres
- State / Province : Oklahoma
- Dwelling : Yes
- County : McCurtain
- Closest City : Garvin

### Broker Info



#### Tim Diehl

Southeastern Oklahoma Realty

(P:) 918-429-3621

(M:) 918-424-3264

Tddiehl@sbcglobal.net

[seokrealty.net](http://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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