

MIDWEST LAND GROUP PRESENTS

1.3 ACRES IN

---

# MCCURTAIN COUNTY OKLAHOMA



[MidwestLandGroup.com](http://MidwestLandGroup.com)

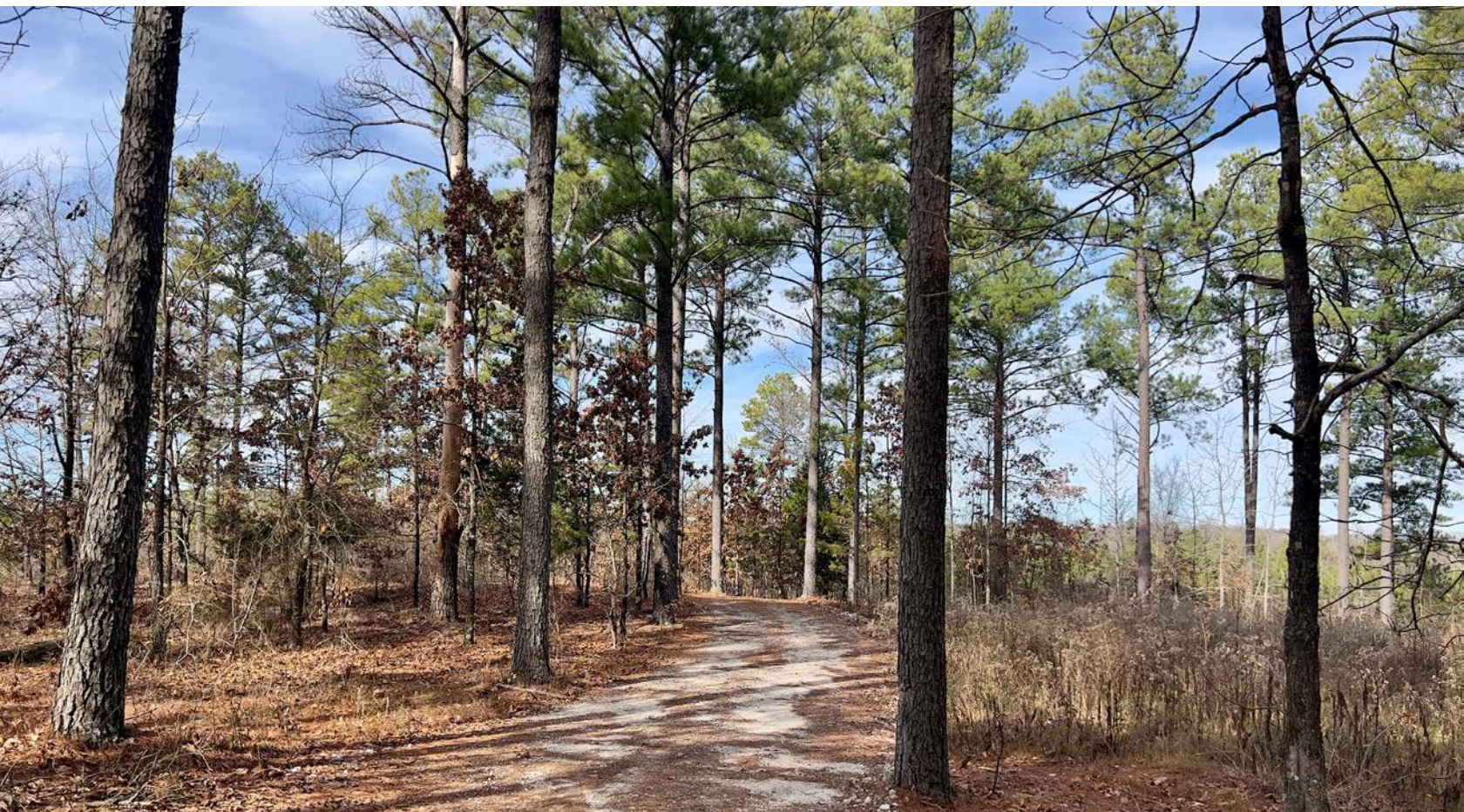


MIDWEST LAND GROUP IS HONORED TO PRESENT

# BEAUTIFUL CORNER LOT READY FOR YOUR DREAM CABIN

Located in Pine Hill North Phase 3 just 10 miles north of Hochatown awaits this 1.3 acre +/- lot ready for your dream cabin. Lot 60 has very easy access just off State Highway 259 entering Bass Cat Trail. Offering a mixture of hardwoods and big beautiful pine trees giving you a secluded getaway. There are two entrances for this lot, one just as you turn off State Highway 259 taking an immediate right or going .2 to take a right on Bombardier Lane following to the end of the cul-de-sac. There is a small pond where you could add some outside furniture and have a relaxing evening! Electricity and water are already ran to this lot so it is ready to start construction. This subdivision and surrounding

subdivisions have active producing rentals so it will be an easy startup! You're just far enough outside of Hochatown to feel secluded in the southeastern mountains with a short drive to the vacation fun! You can go roughly 2 miles south to a National Forest entrance that has 66,000 acres where you can go hiking, ATV/UTV riding, visit Broken Bow Lake, or have a drive through the mountains! You could also take a 35 minute drive up north to the beautiful Kiamichi Mountain Three Sticks Monument to look at endless miles of breathtaking mountains surrounded by 220,000 acres of National Forest! Call today for an appointment to take a look at this lot!





# PROPERTY FEATURES

PRICE: **\$165,000** | COUNTY: **MCCURTAIN** | STATE: **OKLAHOMA** | ACRES: **1.3**

- Easy access just off State Highway 259
- Heavily wooded
- Small pond
- Two entrances
- 10 miles to Hochatown





# ACCESS JUST OFF STATE HIGHWAY 259

---





# SMALL POND

---



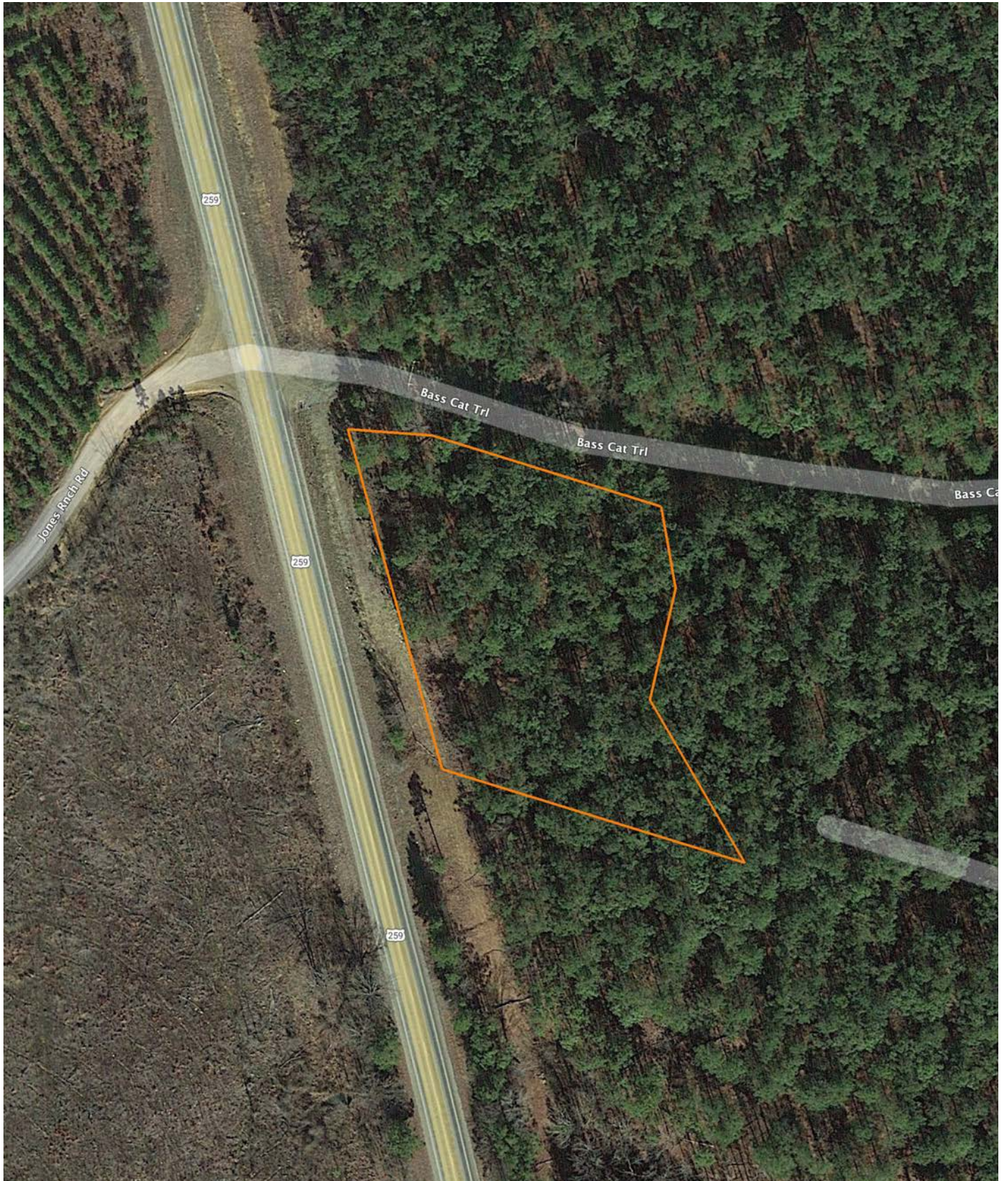
# HEAVILY WOODED

---



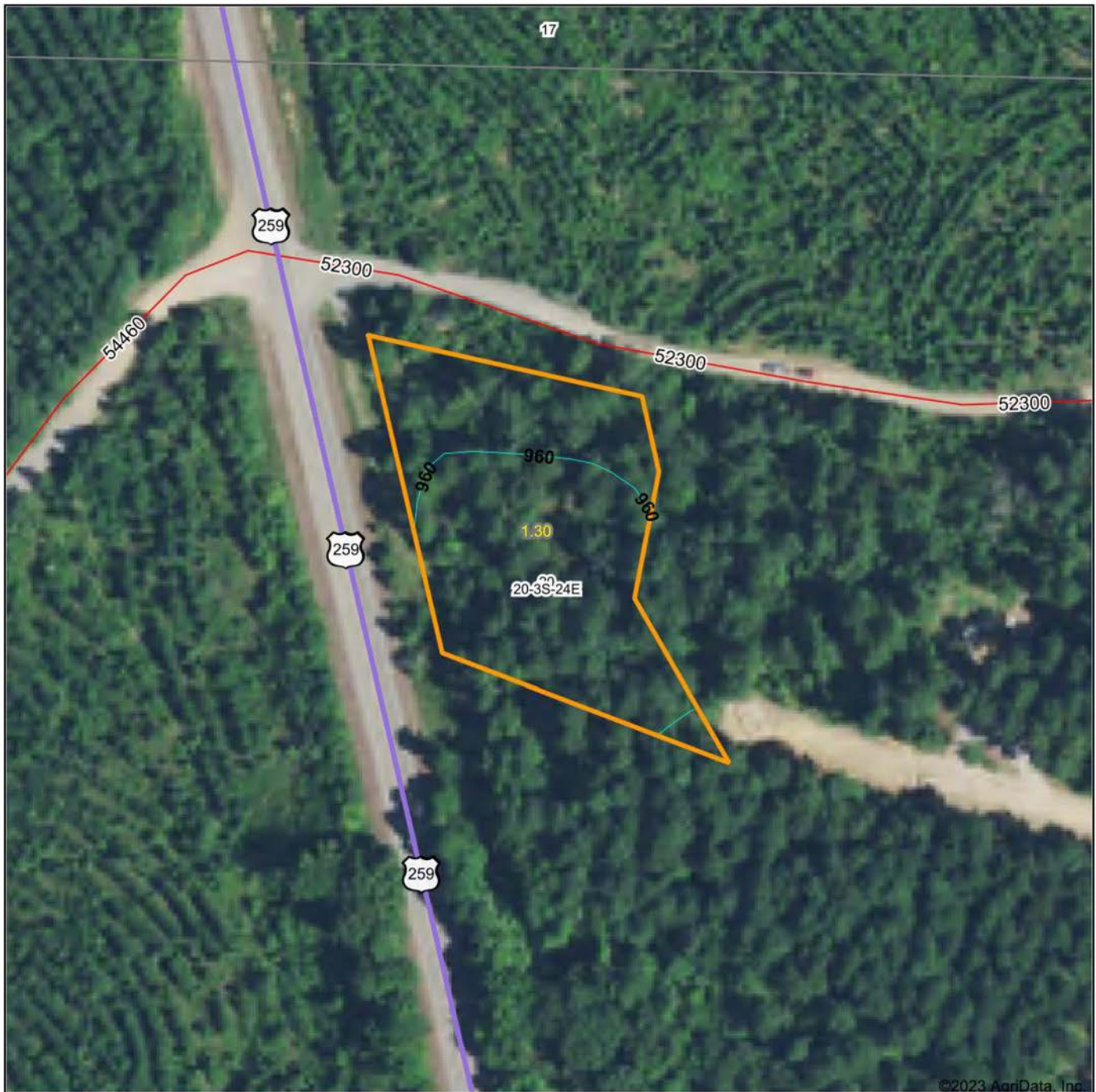


# AERIAL MAP





# TOPOGRAPHY MAP



©2023 AgriData, Inc.



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 952.6

Max: 971.1

Range: 18.5

Average: 962.2

Standard Deviation: 3.87 ft

0ft 130ft 260ft



12/19/2023

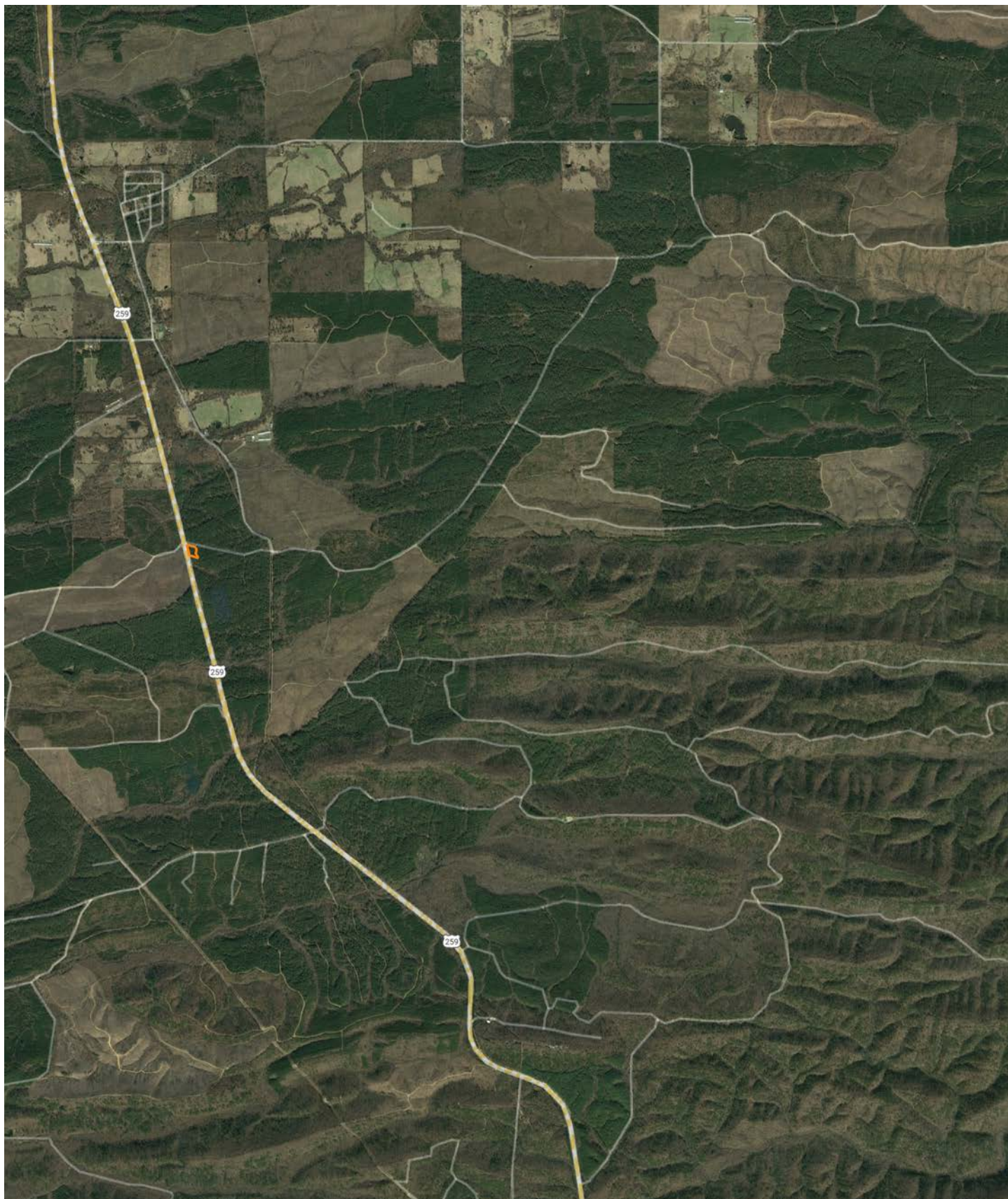
20-3S-24E  
McCurtain County  
Oklahoma

Boundary Center: 34° 17' 10.79, -94° 48' 33.39



# OVERVIEW MAP

---





# AGENT CONTACT

Kodi Watkins is a born and raised Oklahoman, who has a deep understanding of the land and community in Southeastern Oklahoma. With her extensive experience in real estate, including residential, commercial, and raw land, Kodi has developed a passion for helping landowners find the best opportunities for their property.

Kodi's approach to land sales is centered on organization, honesty, and an open mind to new possibilities. She has a proven track record of helping her clients achieve their goals, whether it's finding the perfect buyer or identifying the right property for purchase. Her dedication to her clients is matched only by her love of the land itself.

When she's not working with clients, Kodi can be found working on outdoor projects, tending to pastures, or helping build things. She's an active member of her community and church, and enjoys hunting, fishing, and barrel racing. Her love of the land and her passion for helping others make her the perfect agent for anyone looking to buy or sell property in Southeastern Oklahoma.

If you're looking for a dedicated, knowledgeable, and honest land agent, Kodi Watkins is the one to call. She will work tirelessly to help you achieve your goals and find the best opportunities for your land.



**KODI WATKINS**, LAND AGENT  
**580.634.5677**  
KWatkins@MidwestLandGroup.com



**MidwestLandGroup.com**

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.