

MIDWEST LAND GROUP PRESENTS



70 ACRES  
**McCURTAIN COUNTY, OK**

5735 State Highway 87, Haworth, Oklahoma, 74740



MIDWEST LAND GROUP IS HONORED TO PRESENT

# TURN-KEY 70 +/- ACRE HUNTING PROPERTY

Turn-key cabin with 70 +/- acres of prime hunting land located in southeast Oklahoma, near the Red River. If you're looking for a secluded area with easy access and tons of wildlife this is it! This property is bordered by Highway 87 on the south side, Jasper Hollow Road on the west side, and Norwood Creek wrapping along the northern property line that runs into the Red River. The 17'x35' hunting cabin was built in 2020 and includes all appliances, furniture, a bunk bed that sleeps up to 4 people, and outside furniture. There is a wood-burning stove for heat and a window unit to keep the cabin cool. You can also access the internet with Home Box which is supported by AT&T and Verizon. The front porch overlooks an area by the creek where wildlife actively cross. There is a 20-foot storage container for your personal belongings and a

cleaning station with a sink, electricity, and water so you can process everything with no hassle. There are also two 30 amp RV Hookups near the cabin so that if you have family or friends that want to come camp. Hard oak, cedar, and Bois d'arc trees are scattered throughout these 70 +/- acres. You will find wide hunting trails that are very well-maintained with 3 hunting blinds and 2 deer feeders. If you don't feel like hunting you can take a ride on your ATV/UTV and enjoy the outdoors. Mature deer, hog, turkey, and ducks can be found all over these 70 +/- acres. A piece of this property borders and is surrounded by several acres of the national forest. This is ideal if you need somewhere to get away and enjoy the great outdoors. The coordinates to the property are 33.70594, -94.59971.



# PROPERTY FEATURES

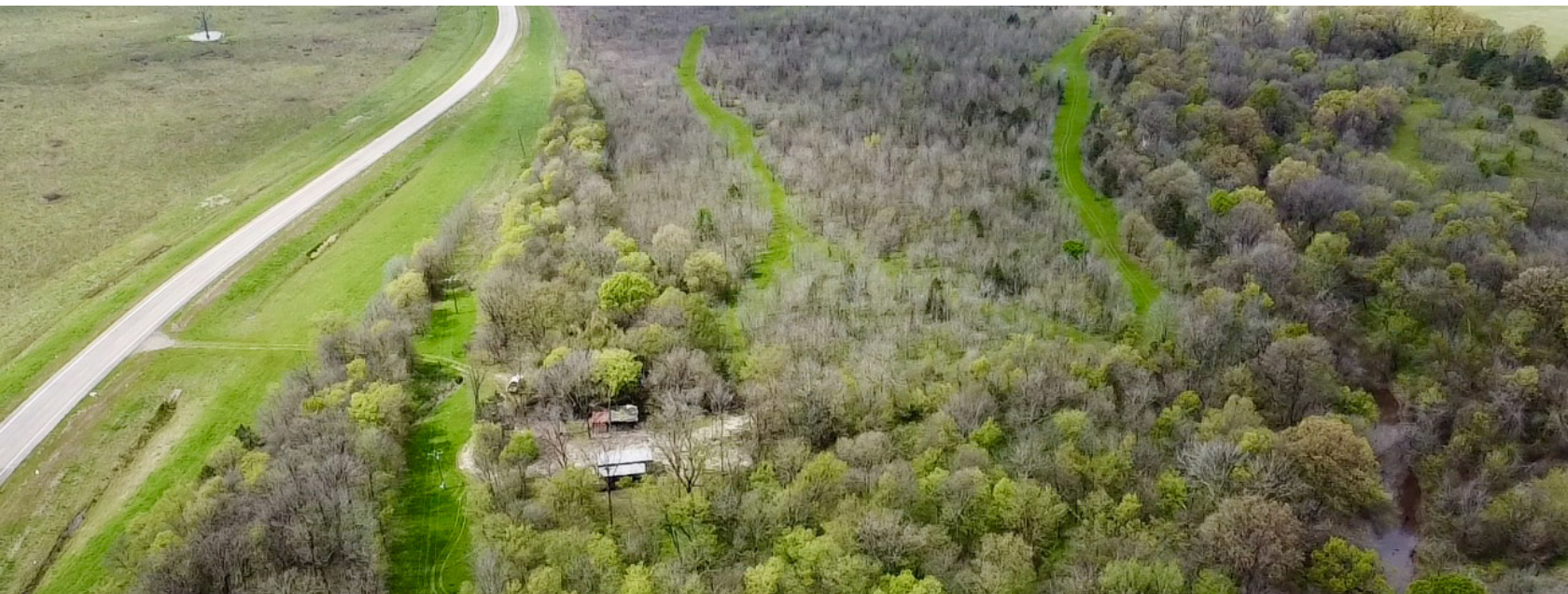
PRICE: **\$350,000** | COUNTY: **McCURTAIN** | STATE: **OKLAHOMA** | ACRES: **70**

- Great for hunting
- Timber
- Wide hunting trails
- Bordered by a creek
- Highway access
- Dirt road access
- Small cabin
- Storage container
- Cleaning station



70 +/- ACRES

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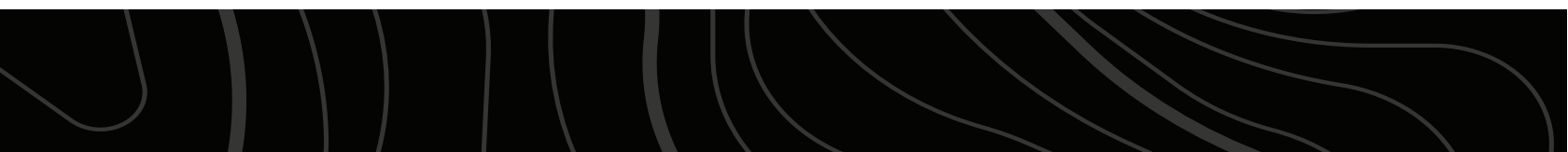
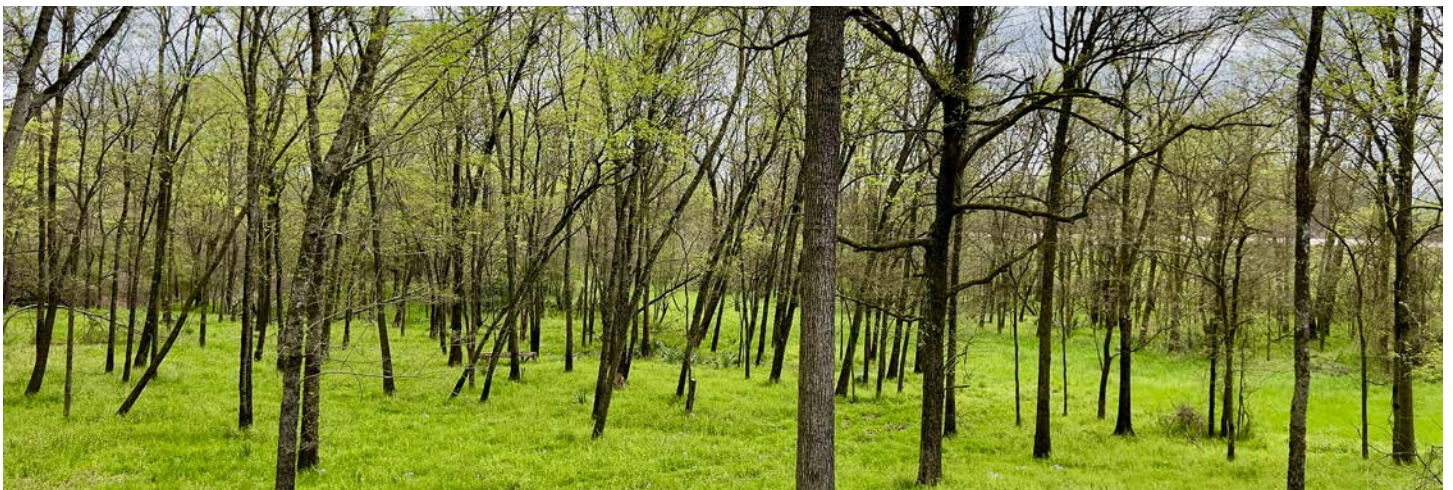
# WIDE HUNTING TRAILS

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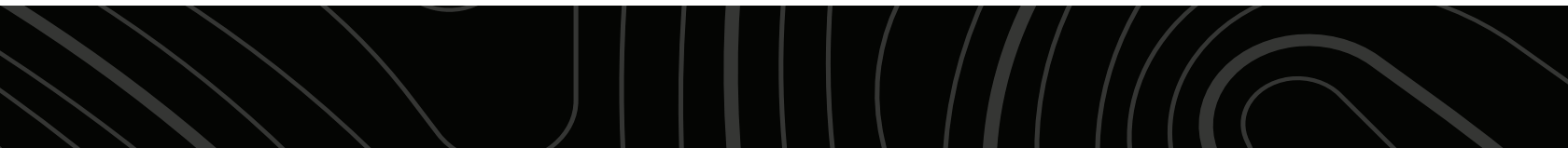
# TIMBER

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# BORDERED BY A CREEK

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# SMALL CABIN



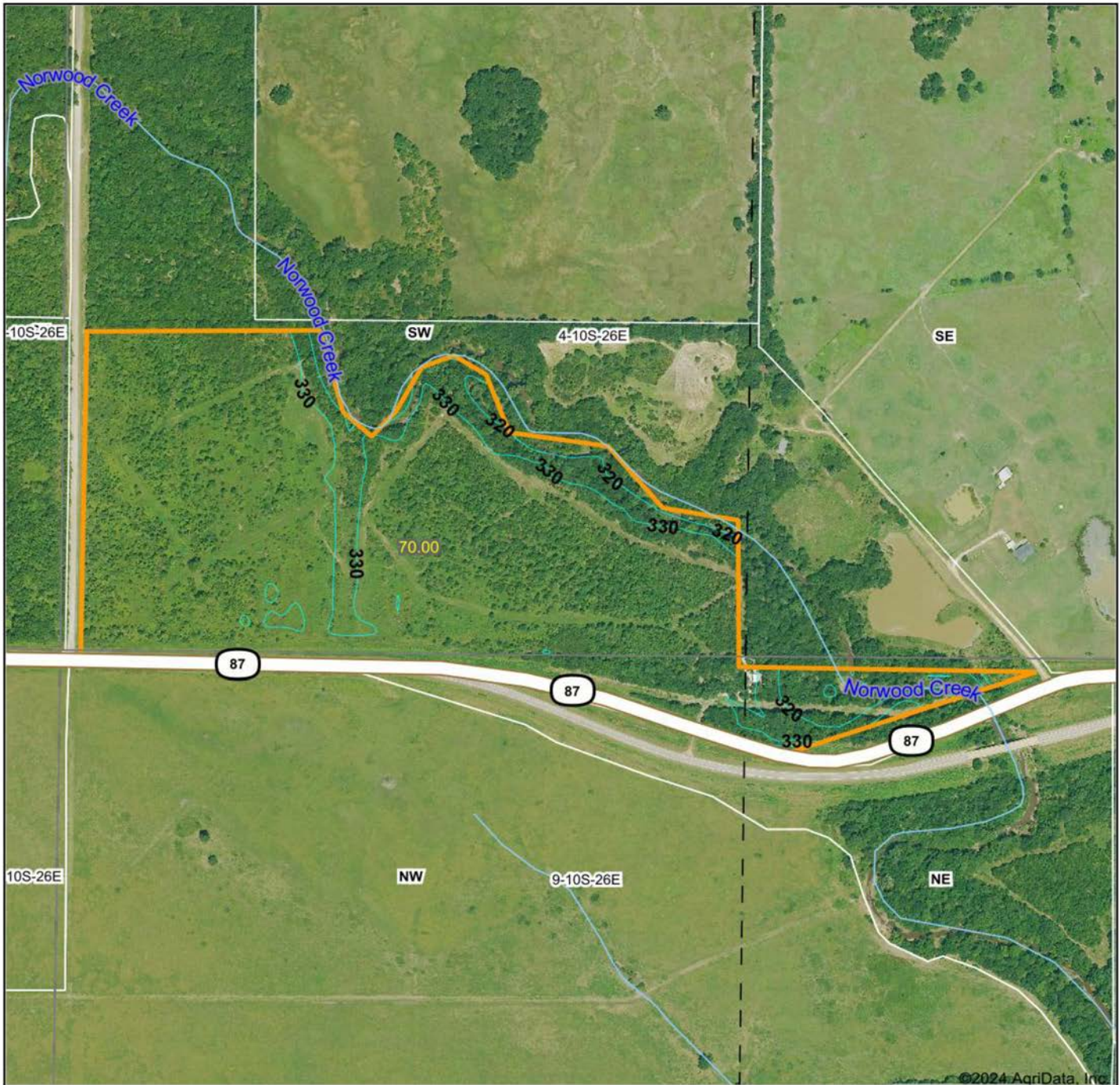
# TRAIL CAM PICTURES

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# TOPOGRAPHY MAP



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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008

Source: USGS 10 meter dem  
 Interval(ft): 10.0  
 Min: 308.6  
 Max: 335.7  
 Range: 27.1  
 Average: 329.3  
 Standard Deviation: 4.46 ft

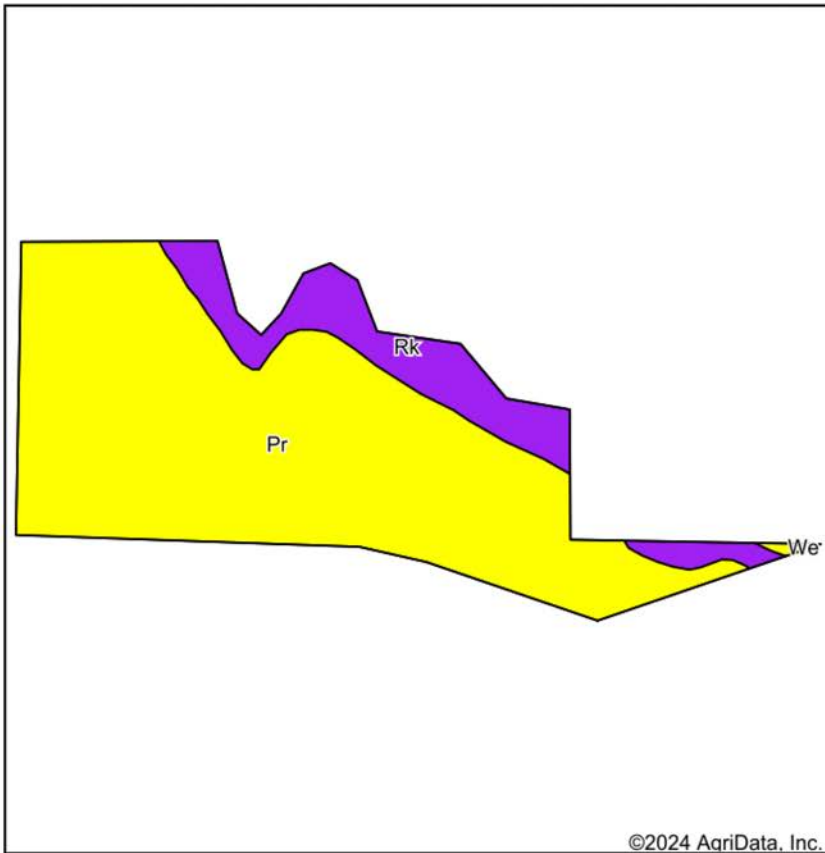


3/23/2024

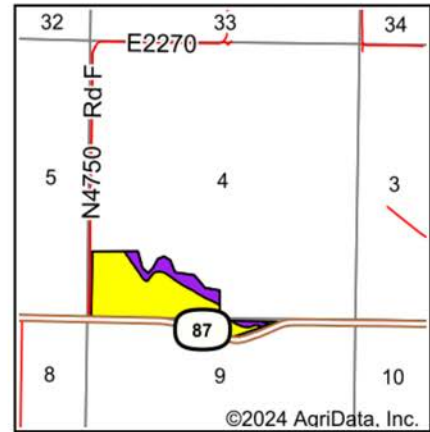
**4-10S-26E**  
**McCurtain County**  
**Oklahoma**

Boundary Center: 33° 42' 29.4, -94° 36' 4.85

# SOIL MAP



Soils data provided by USDA and NRCS.



State: **Oklahoma**  
 County: **McCurtain**  
 Location: **4-10S-26E**  
 Township: **Southeast McCurtain**  
 Acres: **70**  
 Date: **3/23/2024**



Maps Provided By:



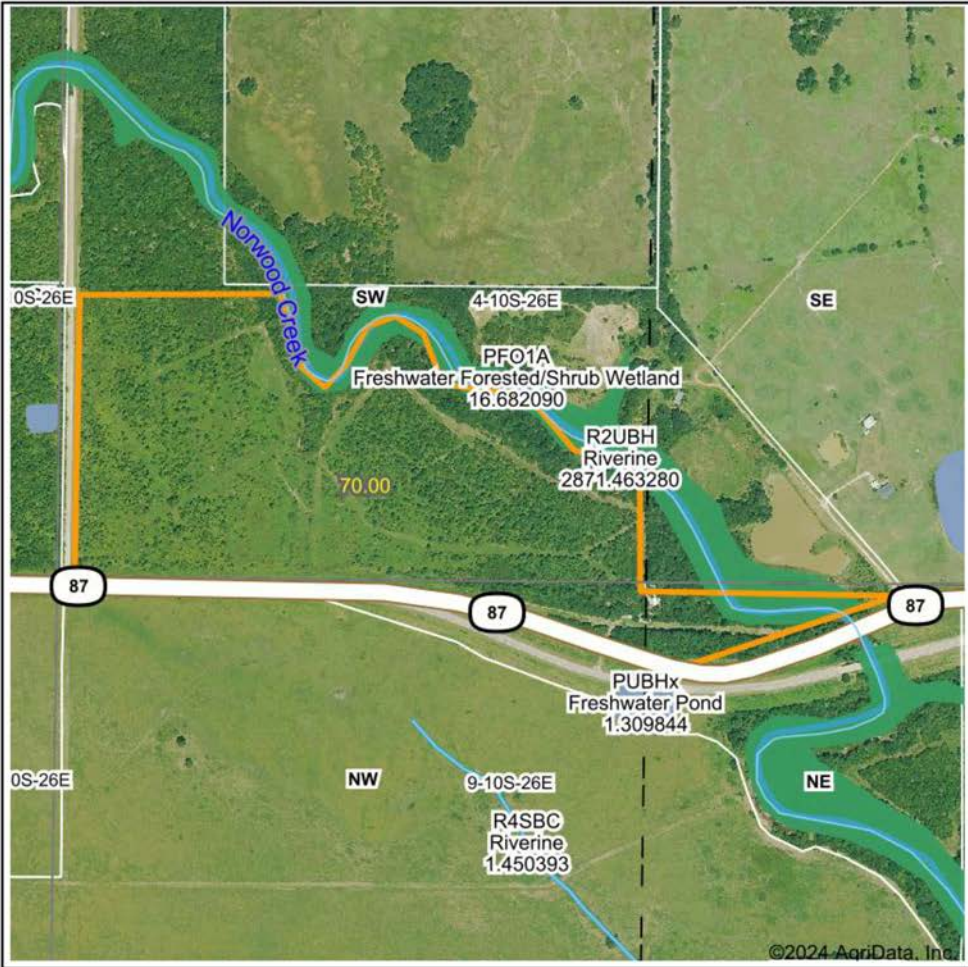
Area Symbol: OK089, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
Pr	Tinn-Roebuck complex, 0 to 1 percent slopes, occasionally flooded	58.40	83.4%		> 6.5ft.	IVw	56	46	53	50	
Rk	Roebuck clay, 0 to 1 percent slopes, ponded	11.40	16.3%		> 6.5ft.	Vw	26	4	25	3	
We	Wrightsville-Elysian complex, 0 to 5 percent slopes	0.20	0.3%		> 6.5ft.	IVw	71	70	62	62	
<b>Weighted Average</b>							<b>4.16</b>	<b>*n 51.2</b>	<b>*n 39.2</b>	<b>*n 48.5</b>	<b>*n 42.4</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

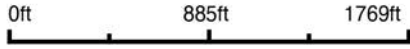
# FLOOD MAP



State: **Oklahoma**  
 Location: **4-10S-26E**  
 County: **McCurtain**  
 Township: **Southeast McCurtain**  
 Date: **3/23/2024**



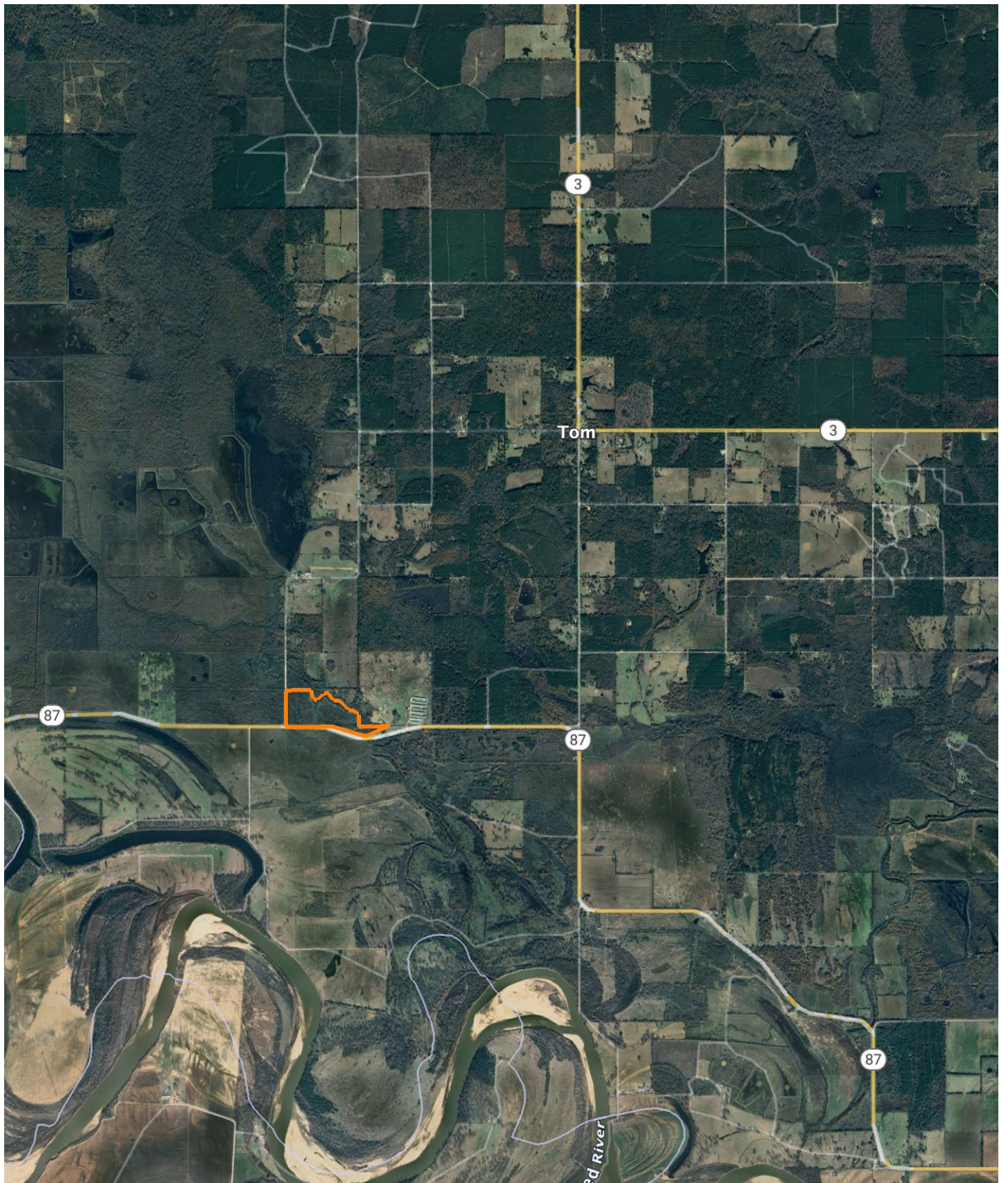
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Classification Code	Type	Acres
PFO1A	Freshwater Forested/Shrub Wetland	3.25
R2UBH	Riverine	0.56
Total Acres		3.81

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

# 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  
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KWatkins@MidwestLandGroup.com



**MidwestLandGroup.com**

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