

8400 INDIAN HIGHWAY 144

PROPERTY PROFILE

LOCATION:

- 8400 Indian Highway 144
Broken Bow, OK 74724
- McCurtain County
- $22\pm$ Miles N of Hochatown
- $34\pm$ Miles N of Broken Bow
- $54\pm$ Miles W of Mena, AR
- $211\pm$ Miles NE of Dallas, TX
- $224\pm$ Miles SE of Oklahoma City

TAX INFORMATION:

- 0000-29-01S-24E-2-002-00
(2901S24E200200)
- \$516 for 2024

COORDINATES:

- 34.4472 -94.8167

PROPERTY USE:

- Residential
- Recreational
- Investment: Short or Long Term Rental

PROPERTY INFORMATION:

- $0.88\pm$ Surveyed Acres
- $894\pm$ SqFt Cabin
 - 1 Bedroom/1 Bath
 - Fully Furnished
 - Built in 2018
- Mountain Views



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

MARISSA NICHOLS
LAND & RESIDENTIAL SPECIALIST

C: 580-306-5671

O: 479-588-1034

marissa@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO 8400 INDIAN HIGHWAY 144

LOOKING FOR THE PERFECT MOUNTAIN RETREAT OR INCOME-PRODUCING INVESTMENT? Welcome to 8400 Indian Highway 144 in McCurtain County, Oklahoma, where you will find a move-in-ready, fully furnished, charming cabin!

Nestled on a $0.88\pm$ acre lot in the beautiful Boktuklo Mountain Range of Southeast Oklahoma, you'll enjoy the peace and serenity of nature while still being conveniently located just 22 miles from the main strip in Hochatown. This prime location offers easy access to Broken Bow Lake and all the attractions and entertainment in Hochatown, while providing the privacy and tranquility you're looking for.



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MORE ABOUT 8400 INDIAN HIGHWAY 144

The cabin is turnkey ready and sits directly across from highly successful short-term rental cabins, giving you excellent investment potential. There's also strong demand in the area for long-term rentals offering multiple income options.

If you are looking for a hunting base or private getaway, the Three Rivers Wildlife Management Area is just minutes away and is known for whitetail deer, bear, turkey, and small game hunting. With thousands of acres of permitted access nearby, this location is ideal for outdoor enthusiasts.

Whether you're searching for a cozy retreat, vacation rental, or hunting cabin, this property offers endless possibilities in one of Oklahoma's most scenic areas.

Contact MaRissa Nichols today to schedule a personal tour!



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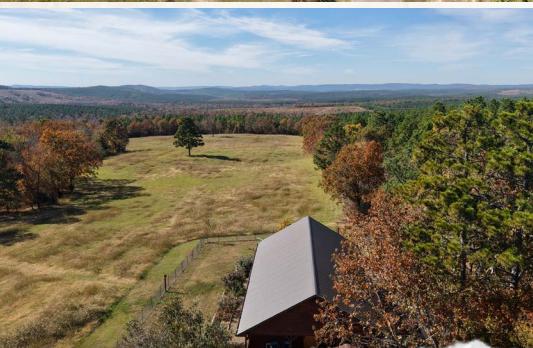
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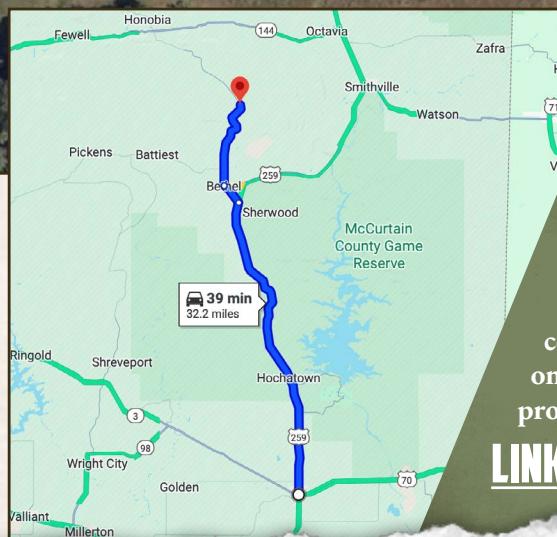
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land **id.** **LINK**

PROPERTY LINES ARE APPROXIMATE



Directions From Broken Bow, OK:
 Travel 23.5 miles north on US 259.
 Turn left on Bethel Cutoff Road and
 continue 1.6 miles. Continue straight
 on Indian Hwy 144 for 6.9 miles to the
 property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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