

SILVER CREEK RANCH

40± ACRES

MCCURTAIN COUNTY, OKLAHOMA

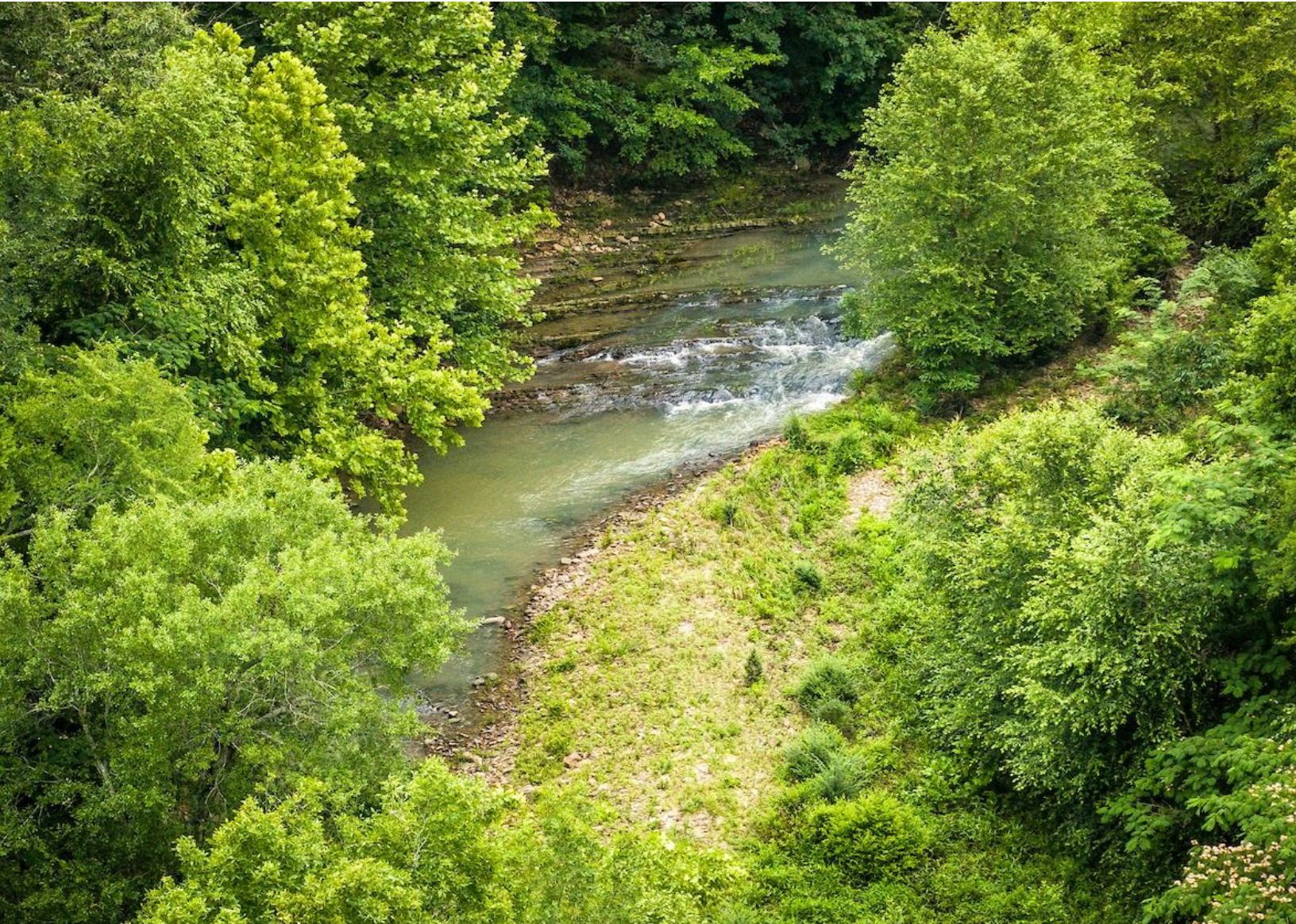
\$280,000



Office: (214) 361-9191
www.hrcranch.com

SILVER CREEK RANCH

MCCURTAIN COUNTY, OKLAHOMA | 40± ACRES



OVERVIEW: Tucked along the clear waters of Silver Creek just north of Broken Bow, Oklahoma, this exceptional 40-acre ranch offers a rare combination of productive land, scenic beauty, and endless recreational opportunities. Featuring lush improved pasture and beautiful live water

frontage, the property is equally suited for a weekend retreat, recreational property, or the foundation for your forever home. Multiple homesite locations provide the perfect setting to capture peaceful creek views and the surrounding Ouachita Mountain landscape.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



SILVER CREEK RANCH

MCCURTAIN COUNTY, OKLAHOMA | 40± ACRES

LOCATION: Broken Bow, Oklahoma

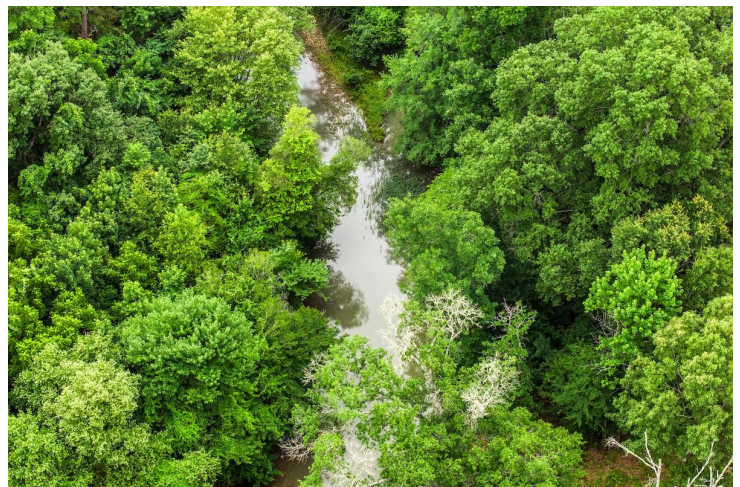
- 23 miles northwest of Beavers Bend State Park
- 177 miles southeast of Tulsa, OK
- 190 miles northeast of DFW, TX
- 237 miles southeast of Oklahoma City, OK

IMPROVEMENTS: Although structurally unimproved, the property is a mixture of improved pasture and mature hardwoods. The property has been maintained for its current hay production and future homesite.

Power is located along the county road and is provided by Choctaw Electric Co-Operative. Rural water is also located along the county road and is provided by Kiamichi Rural Water District 6.

RECREATION: For outdoor enthusiasts, the location is difficult to match. Just a short drive from Beavers Bend State Park and Broken Bow, you'll enjoy convenient access to one of Oklahoma's premier destinations for dining, fishing, hiking, and entertainment, while returning home to the privacy and quiet of your own ranch.

Adding to its appeal, 2,000+/- feet of Silver Creek provides direct access for adventurous paddlers to explore downstream toward the wild and scenic Glover River-one of Oklahoma's last free-flowing rivers and a favorite among experienced kayakers seeking crystal-clear water and an unforgettable backcountry experience. Whether your vision



All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



SILVER CREEK RANCH

MCCURTAIN COUNTY, OKLAHOMA | 40± ACRES

WILDLIFE: Silver Creek Ranch is abundant with whitetail deer, eastern turkey, the occasional black bear, songbirds, and other native species frequently seen along the creek and throughout the pasture and timber. The mix of live water, open ground, and wooded cover creates excellent habitat for game and non-game species alike.

TREES, GRASSES, FORBES AND SOIL: The ranch features ~15+/- acres of improved pasture. Mature timber is scattered across the property. Tree species include red oak, white oak, hickory, pecan, elm and others. Native browse is found in the woodlots, along the tree lines, and along the creek bottom providing habitat and food for wildlife. Rector Loam dominates the landscape and offers highly fertile soil ideally suited for pastureland, hay production, gardening, and some row crop potential.

TOPOGRAPHY: The property is positioned along Silver Creek and offers fantastic views of the creek to the south, and the Kiamichi Mountains to the north. Elevated portions of the property provide beautiful views of the Ouachita Mountains, offering a stunning backdrop that changes with the seasons.

EASEMENTS: There are no known easements on the property.

MINERALS: Mineral ownership is unknown. No current oil or gas production. Buyers may obtain a mineral report at their own expense.

TAXES: The property is agriculturally exempt, and 2025 taxes were \$72.60.

SCHOOLS: Battiest Public Schools

PRICE: \$280,000.00 (\$7,000/Acre)

Additional property available nearby

BUYER & BROKER INFORMATION: Buyer's Agent/Broker must be identified upon first contact with Listing Agent/Broker and Buyer's Agent/Broker must be present on initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Hortenstine Ranch Company, LLC.

CONTACT:

Hortenstine Ranch Company, LLC

12740 Hillcrest Road, Suite 230

Dallas, Texas 75230

214-361-9191 office

www.HRCranch.com

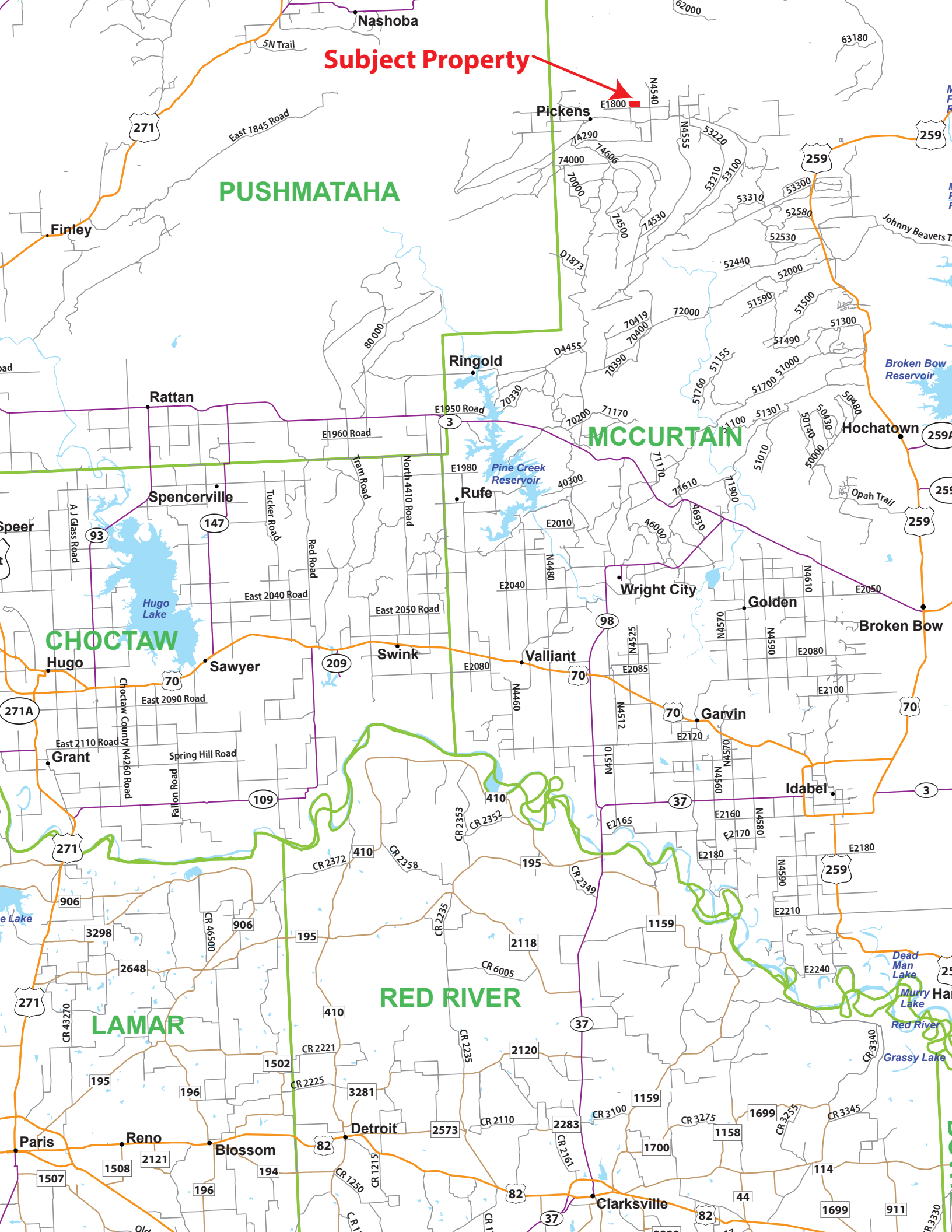
Jonathan James- Agent

580-808-5618 mobile

jonathan@hrcranch.com

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.





Subject Property

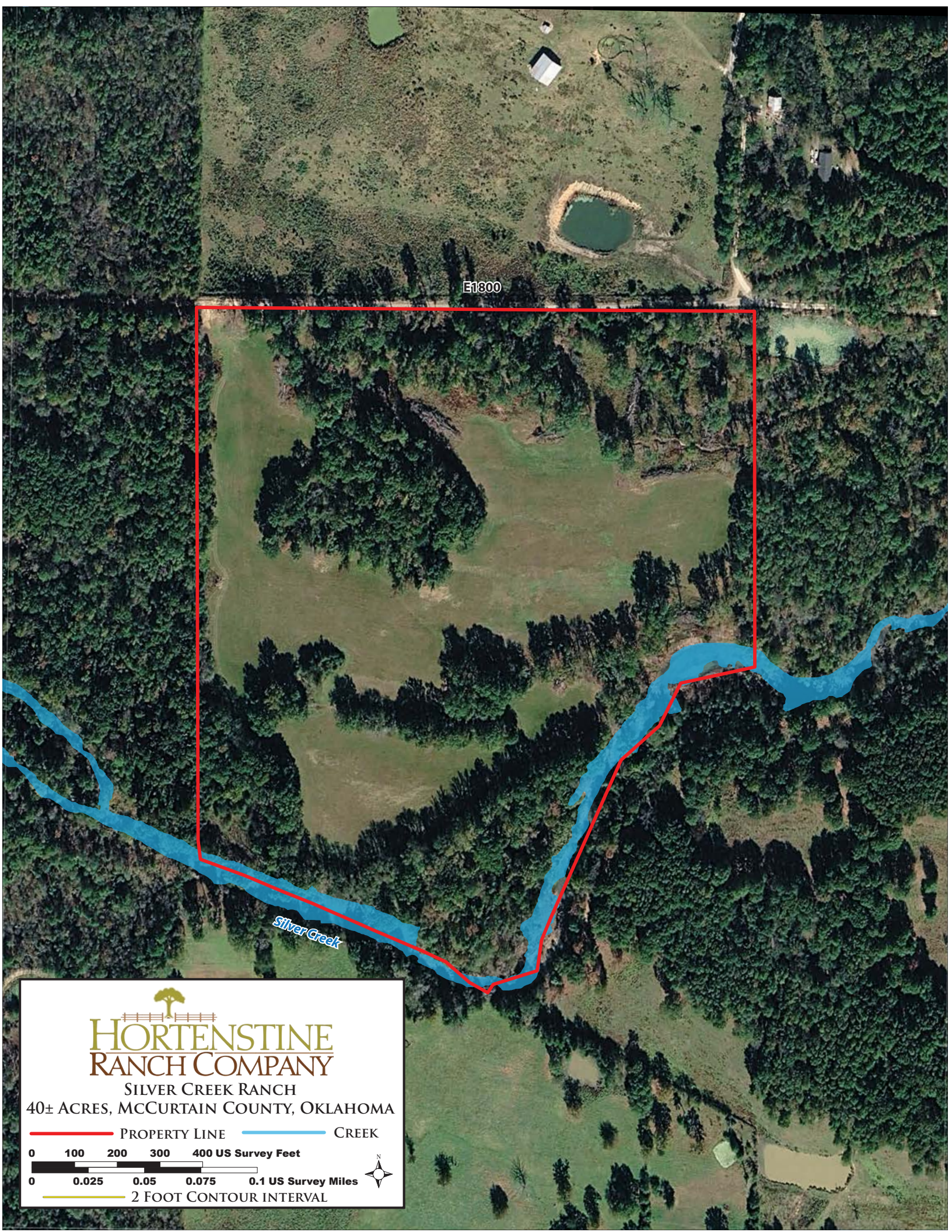
PUSHMATAHA

CHOCTAW

LAMAR

RED RIVER

MCCURTAIN



E1800

Silver Creek



**HORTENSTINE
RANCH COMPANY**

SILVER CREEK RANCH
40± ACRES, MCCURTAIN COUNTY, OKLAHOMA

 PROPERTY LINE

 CREEK



0 100 200 300 400 US Survey Feet

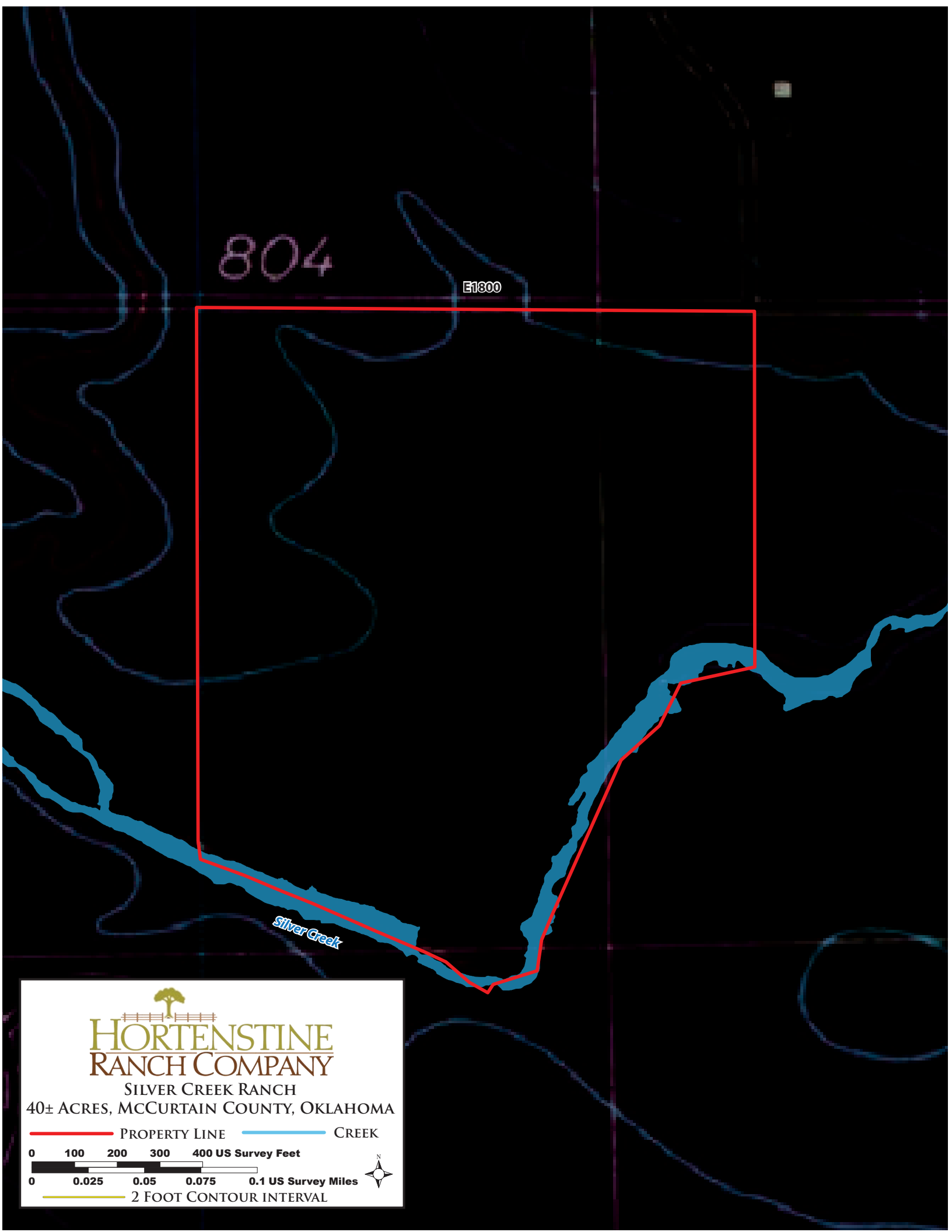


0 0.025 0.05 0.075 0.1 US Survey Miles



2 FOOT CONTOUR INTERVAL





804

E1300

Silver Creek


HORTENSTINE
RANCH COMPANY

SILVER CREEK RANCH
40± ACRES, MCCURTAIN COUNTY, OKLAHOMA

— PROPERTY LINE — CREEK

0 100 200 300 400 US Survey Feet

0 0.025 0.05 0.075 0.1 US Survey Miles



2 FOOT CONTOUR INTERVAL

SILVER CREEK RANCH

40± ACRES

MCCURTAIN COUNTY, OKLAHOMA

\$280,000



Hortenstine Ranch Company, LLC (Broker)

www.hrcranch.com

Office: (214) 361-9191

Fax: (214) 361-2095

Jonathan James- Agent

jonathan@hrcranch.com

Mobile: (580) 808-5618

