

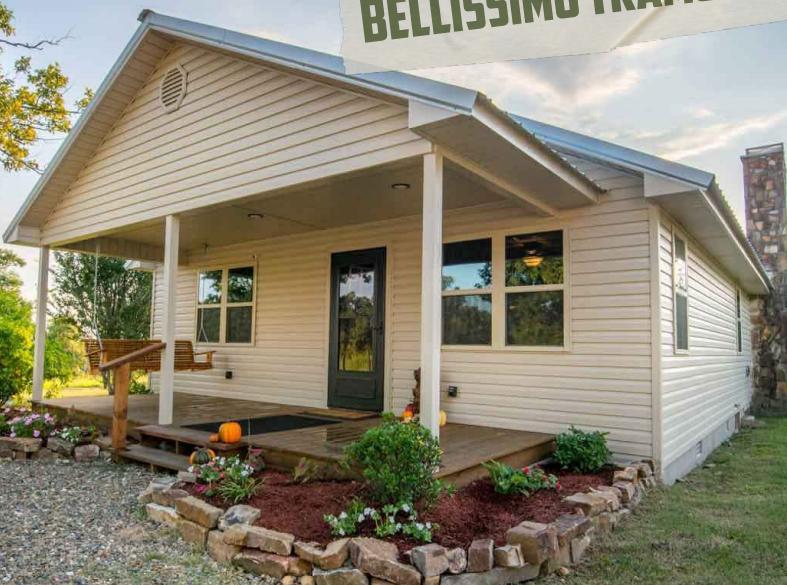


**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**A HOME ON 45± ACRES  
McCURTAIN COUNTY, OK**

**\$899,000**

**BELLISSIMO TRAMONTO CASA**



**OFFICE (479) 588-1034 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)**

# THE McCURTAIN 45 BELLISSIMO TRAMONTO CASA

## PROPERTY PROFILE

### LOCATION:

- 8333 Indian Highway 144  
Broken Bow, OK 74724
- McCurtain County
- $21\pm$  Miles N of Hochatown
- $32\pm$  Miles N of Broken Bow
- $52\pm$  Miles W of Mena, AR
- $203\pm$  Miles NE of Dallas TX
- $212\pm$  Miles SE of Oklahoma City

### COORDINATES:

- 34.4451, -94.8164

### TAX INFORMATION:

- \$516 for 2024

### PROPERTY USE:

- Residential/Homestead
- Livestock Farm/Ranch
- Investment
- Recreational
- Potential Development

### PROPERTY INFORMATION:

- $45\pm$  Acres
- Fenced and Cross Fenced Pastures
- Mixed Hardwoods
- $0.5\pm$  Acre Pond
- $2,750\pm$  SqFt Home
  - 3 Bedrooms/2 Baths
  - Water Well with Filtration
- $20\times30$  Detached Commercial Kitchen
  - Climate Controlled
- $10\times12$  Cooler with Coolbot
- Outside Storage for Equipment and Cleaning Station
- $36\times42$  Insulated Shop
  - 2 Overhead Doors
- $26\times32$  Insulated Shop
  - Set Up for RV Storage
- $25\times60$  Wooden Barn with a Chicken Coop
- $12\times40$  Greenhouse
  - Climate Controlled
- Ample Road Frontage



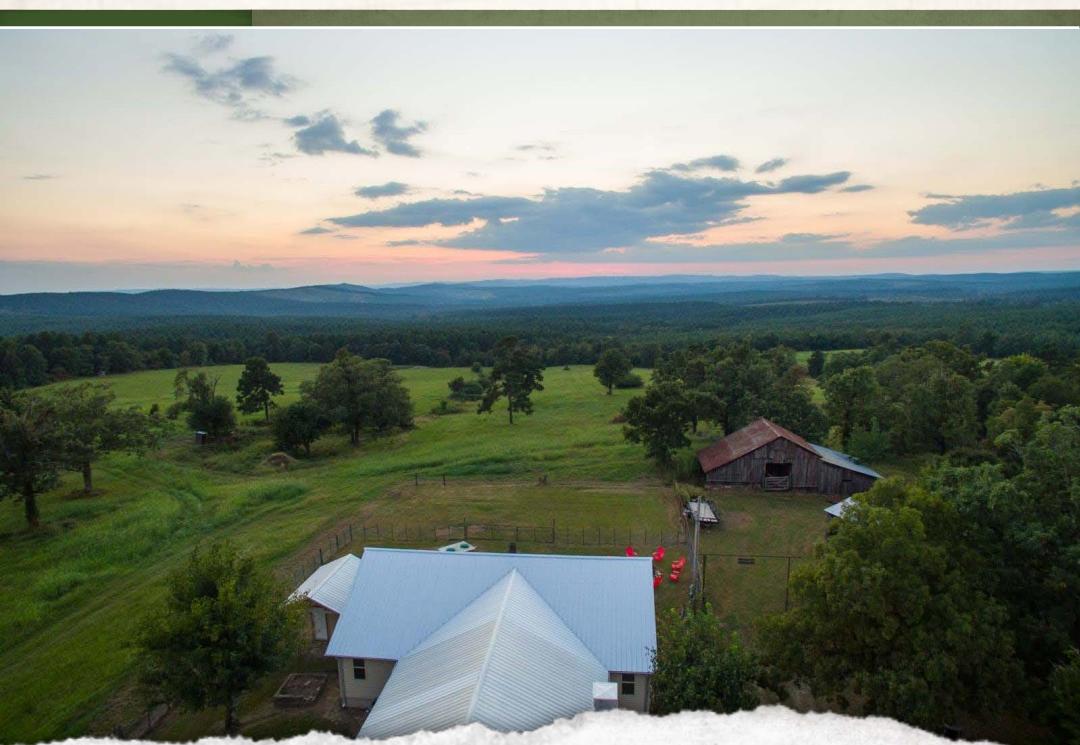
LUKE ALSTON, ALC | EXECUTIVE BROKER - AR  
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# WELCOME TO THE McCURTAIN 45

**WELCOME TO BELLISSIMO TRAMONTO CASA, JUST OFF INDIAN HIGHWAY 144 IN MCCURTAIN COUNTY, OKLAHOMA.** Properties of this quality rarely come to market. With its thoughtful design, well-planned layout, and meticulous attention to detail, this place truly stands out and is one you are sure to fall in love with!

At the heart of the  $45\pm$  acre property sits a fully renovated 2,750 $\pm$  square foot main home, warm and inviting with its blue and white pine walls, granite countertops, and spacious dual living areas. Just steps away, a climate-controlled commercial kitchen stands ready for family meals or large gatherings, complete with stainless surfaces, top-tier appliances, and a walk-in cooler designed for serious culinary or hunting pursuits.



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Information is believed to be accurate but not guaranteed.

# MORE ABOUT THE McCURTAIN 44.12

A collection of well-built shops, barns, and workspaces makes the ranch not only beautiful but also fully equipped for both comfort and productivity. Fenced and cross-fenced pastures, a greenhouse, a 0.5± acre pond, and multiple insulated shops, including RV-ready space—every need, thoughtfully considered.

Tucked deep within the Three Rivers WMA and perched high on Spring Mountain, this remarkable ranch feels like its own private world, where sweeping views, quiet mornings, and untouched wilderness surround you from every angle. Wildlife, including whitetail deer, bears, turkeys, and small game, frequent the property. Beyond the ranch, the Three Rivers WMA offers access to over 200,000 acres of state-leased hunting land, making this an ideal location for outdoor enthusiasts.

Bellissimo Tramonto Casa blends comfortable living with practical ranch amenities in a serene, natural setting.

**Arrange a private tour with MaRissa Nichols or Luke Alston to see the property and enjoy the mountain lifestyle firsthand!**



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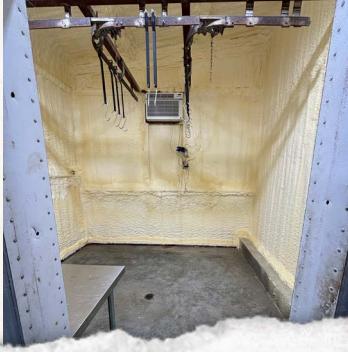
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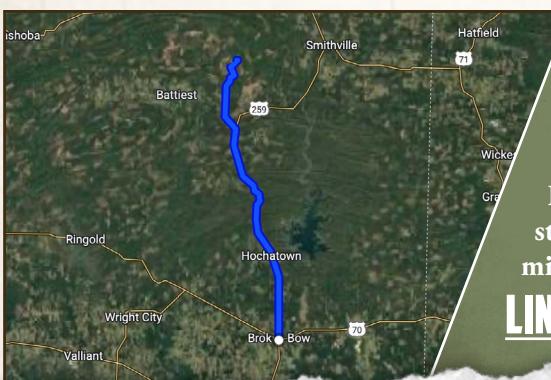
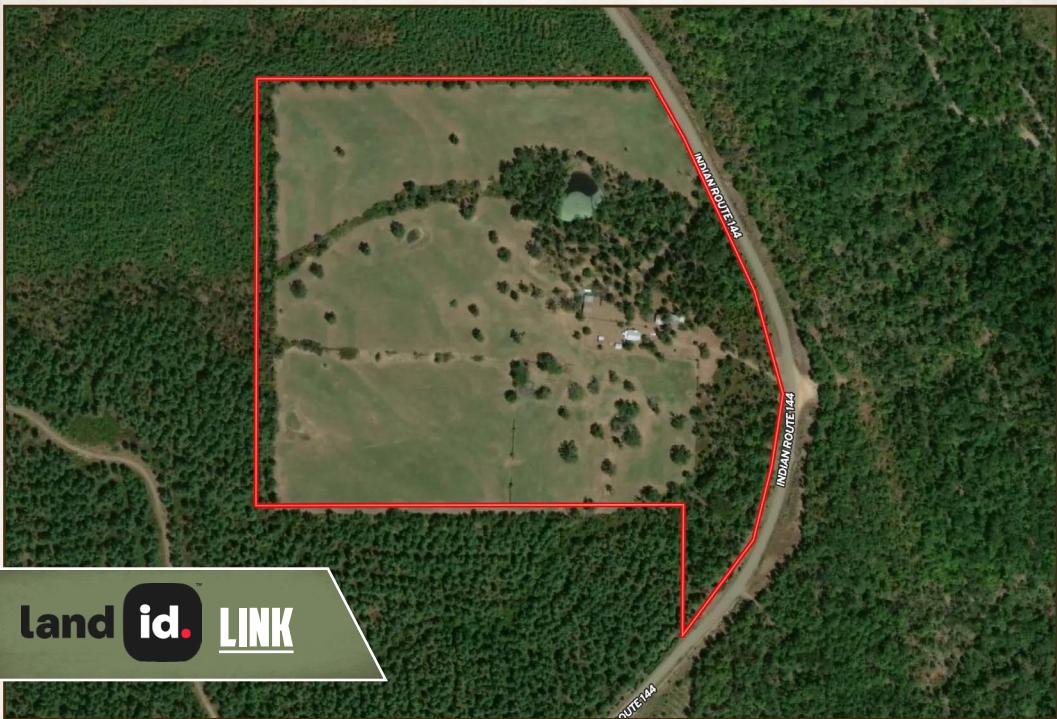


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Directions From the Intersection of Hwy 259 and Hwy 70 E in Broken Bow, OK: Travel 23.6 miles north on Hwy 259. Turn left on Bethel Cutoff Road and continue 1.6 miles. Continue straight onto Indian Hwy 144 for 6.7 miles to the property on the left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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