

Egret Lake

378.00 Acres | McCurtain County, OK | \$2,500,000



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An aerial photograph of a large, scenic property. On the left, a wide river flows through a lush green landscape. The middle section is dominated by a dense, dark green forest. To the right, there are rolling hills with patches of green grass and scattered trees. The sky is a clear, vibrant blue with a few wispy white clouds. The overall scene is peaceful and idyllic, showcasing a diverse natural environment.

Activities & Amenities

ATV/Off Road

Fishing

Food Plots

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Upland Birds

Hunting - Waterfowl

Pond/Lake

Stream/River

Water Access

Water View

Waterfront

Land Details

Address: Snows Arena Rd, Garvin,
Oklahoma 74736, USA

Closest Town: Idabel, Oklahoma

Total Acres: 378.00



About This Property

Egret Lake offers 378 acres of curated hunting and fishing habitat in the heart of southeastern Oklahoma. This premier recreational property features a private 56 acre lake, two ponds, and over a mile of Waterhole Creek, contained entirely within the property's boundaries. Mature woodlands transition to open meadows, fertile creek bottoms, and waterfowl refuges, creating ideal habitat for the regions diverse wildlife populations.





Land

The property sits on rolling hills, creating a landscape that feels both expansive and secluded. Abundant water resources flow through woodlands, meadows and riparian areas supporting a complex eco system that attracts a wide variety of wildlife. Old growth Oak trees provide shade along the creek banks and lake shore where migratory waterfowl and resident upland game birds reside with little pressure from the outside world. There are multiple sites for food plots to further enhance wildlife populations and the shape of the property allows for multiple hunters to enjoy the property at the same time. Pictures and videos cannot describe the beauty of this property, you really have to see it for yourself.

Improvements

Egret Lake was established in 1961 by the Natural Resources Conservation Service and is designed to hold over 4,000 acre-feet of water. The lake is supported by a 1,300-foot-long, 35-foot-tall earthen dam equipped with a controlled spillway capable of releasing up to 4,550 cubic feet per second, ensuring reliable water management throughout the year.

An old cabin sits atop a scenic hill between Waterhole Creek and Egret Lake, offering peaceful views through the trees to the water below. The property is fully fenced and easily accessible via maintained county roads along both the west and south boundaries. Overhead power is available on the north and south sides of the property, providing flexibility for future improvements.





Recreation

Along with all of the opportunities this property offers, it also is within minutes of some of Oklahoma's best outdoor recreation. Enjoy fishing, kayaking, and boating on nearby Broken Bow Lake and the Mountain Fork River, or explore the trails and natural beauty of Beavers Bend State Park. Public lands like the McCurtain County Wilderness Area and Little River National Wildlife Refuge provide additional opportunities to experience the Ouachita Mountains that have become Oklahoma's vacation destination.

Region & Climate

McCurtain County blends mountainous and flat terrain under a humid subtropical climate—marked by consistent rainfall, long growing seasons, and mild winters—creating ideal conditions for hunting and outdoor recreation. The county's diverse landscape ranges from the forested foothills of the Ouachita Mountains to fertile lowlands along the Little and Mountain Fork Rivers, supporting a wide variety of native wildlife including white-tailed deer, wild turkey, waterfowl, and even black bear.

With over 50 inches of annual rainfall and nearly 200 frost-free days per year, the land sustains dense hardwood and pine forests, natural water sources, and rich vegetation that provide excellent cover and food for game. The area's mix of rolling hills, open meadows, and wooded corridors makes it well-suited for food plots, blinds, and trail systems. Nearby public lands and water bodies, including Broken Bow Lake and Beavers Bend State Park, further enhance recreational opportunities—offering fishing, boating, hiking, and camping just a short drive away.





Location

The nearby town of Idabel is the county seat of McCurtain County and offers a rich blend of attractions, events, and cultural heritage. Dining ranges from comfort food to local favorites and casual eats. The town's deep Choctaw heritage, historic downtown, and close-knit community give Idabel a distinct charm rooted in both history and hospitality. It lies between the Little River (2 miles north) and the Red River (9 miles south), approximately 21 miles west of the Arkansas border.

McCurtain County Regional Airport is 20 minutes from Egret Lake with a paved runway suited for private and charter flights. Commercial air travel is available at Texarkana Regional Airport, about 70 miles away and Dallas, TX is a 2 hours and 20 minute drive.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

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- RICK STEINER, SELLER/BUYER

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 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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