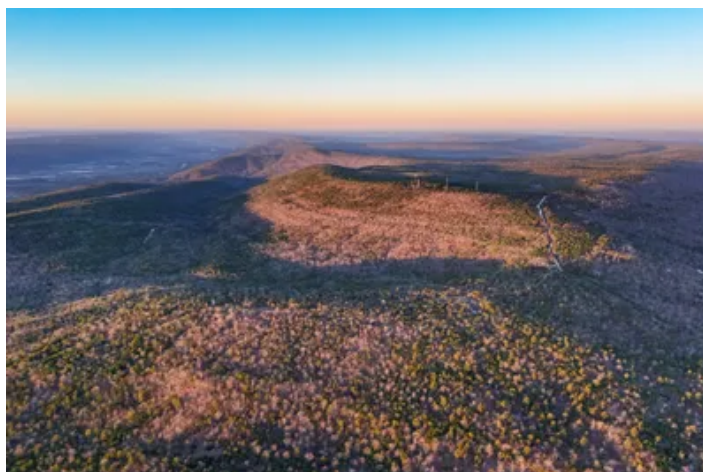
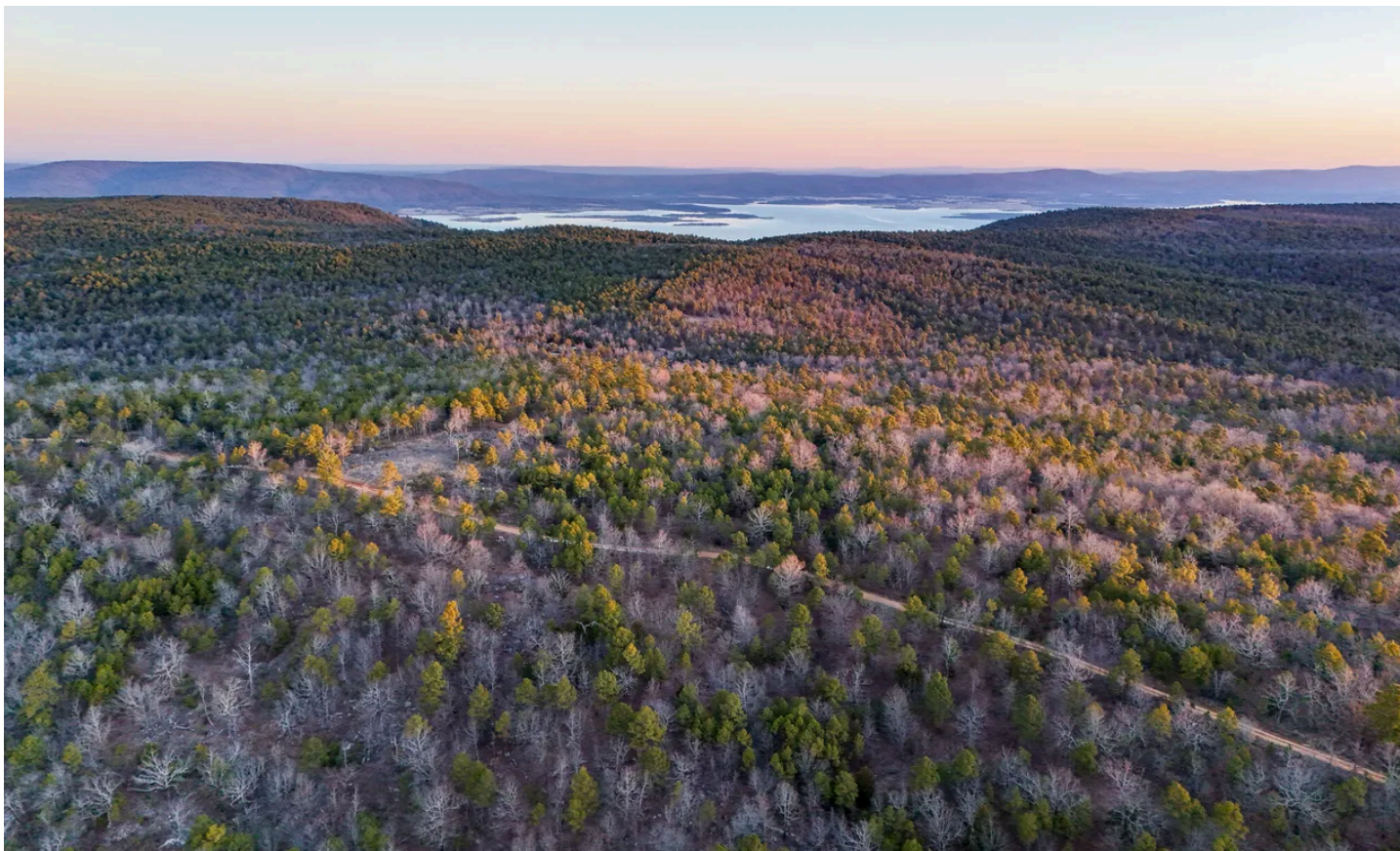


Clayton Mountainous Timber Property
East 1663 Rd.
Clayton, OK 74536

\$399,000
122.100± Acres
Pushmataha County



Clayton Mountainous Timber Property
Clayton, OK / Pushmataha County

SUMMARY

Address

East 1663 Rd.

City, State Zip

Clayton, OK 74536

County

Pushmataha County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

34.604269 / -95.402928

Acreage

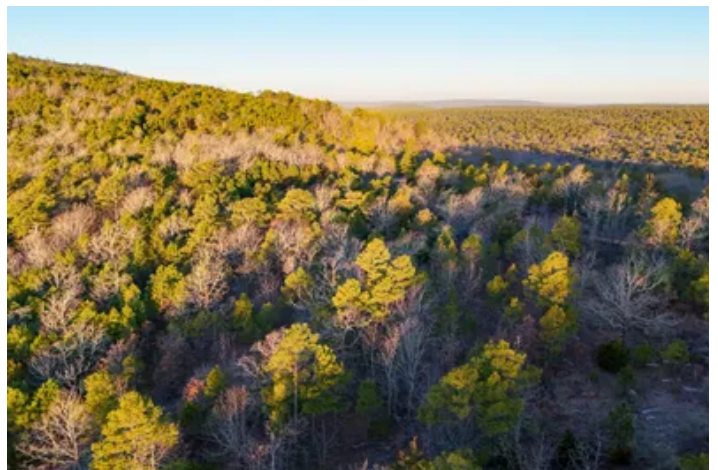
122.100

Price

\$399,000

Property Website

<https://arrowheadlandcompany.com/property/clayton-mountainous-timber-property-pushmataha-oklahoma/75491/>

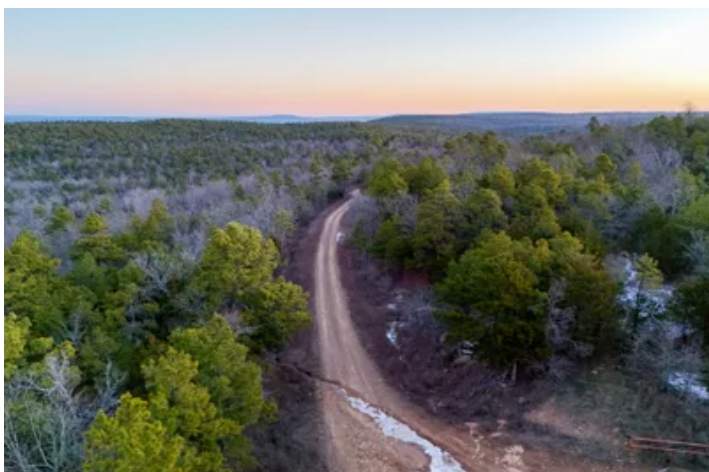
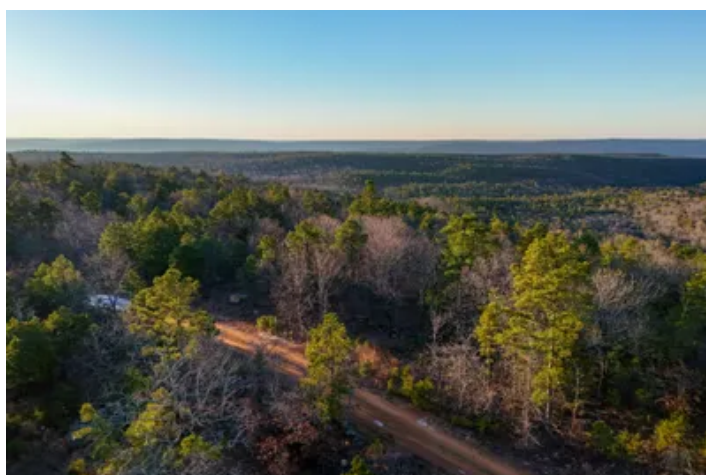
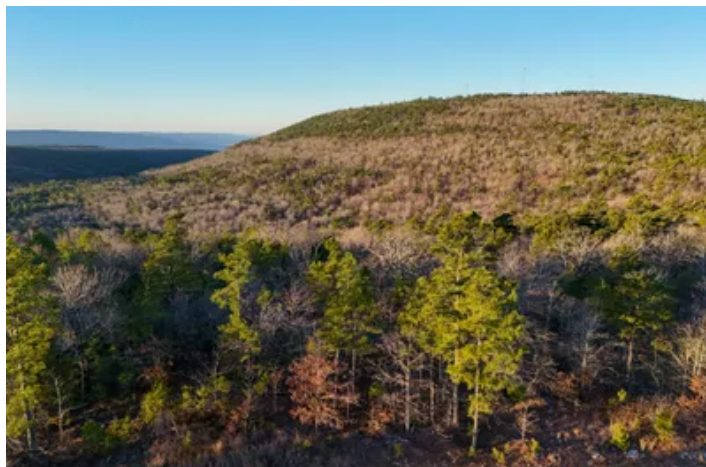
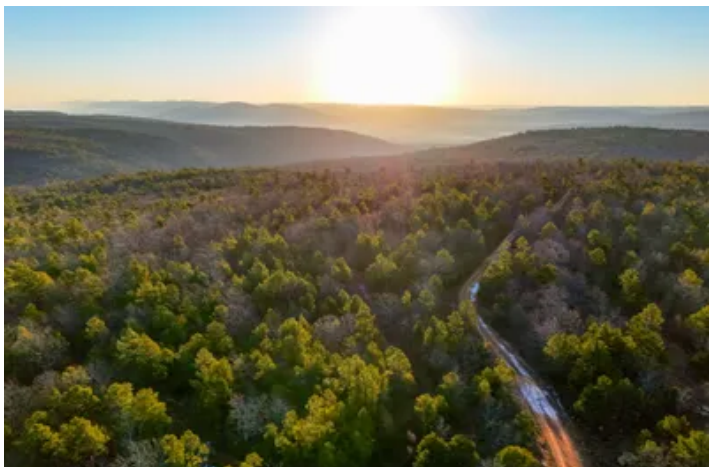


Clayton Mountainous Timber Property Clayton, OK / Pushmataha County

PROPERTY DESCRIPTION

PRICE REDUCED!! Introducing 122.1 +/- acres in Pushmataha County, Oklahoma—just 20 +/- minutes from Sardis Lake! This wooded property offers breathtaking views and a wide range of opportunities. A road running through the property provides easy access to the various elevations found throughout the land. With development, buyers have the freedom to customize the property to suit their needs. The 122.1 +/- acres are densely covered in timber, creating a sense of privacy and seclusion. Home to whitetail deer and other small game, this property also offers excellent hunting opportunities for outdoor enthusiasts. With stunning views, abundant wildlife, and development potential, this property is ideal for anyone seeking an outdoor lifestyle. Lat/Long: 34.6053/ -95.4001 All showings are by appointment only. For more information or to schedule a private viewing, please contact Ty Hunter at [\(918\) 329-0843](tel:9183290843).

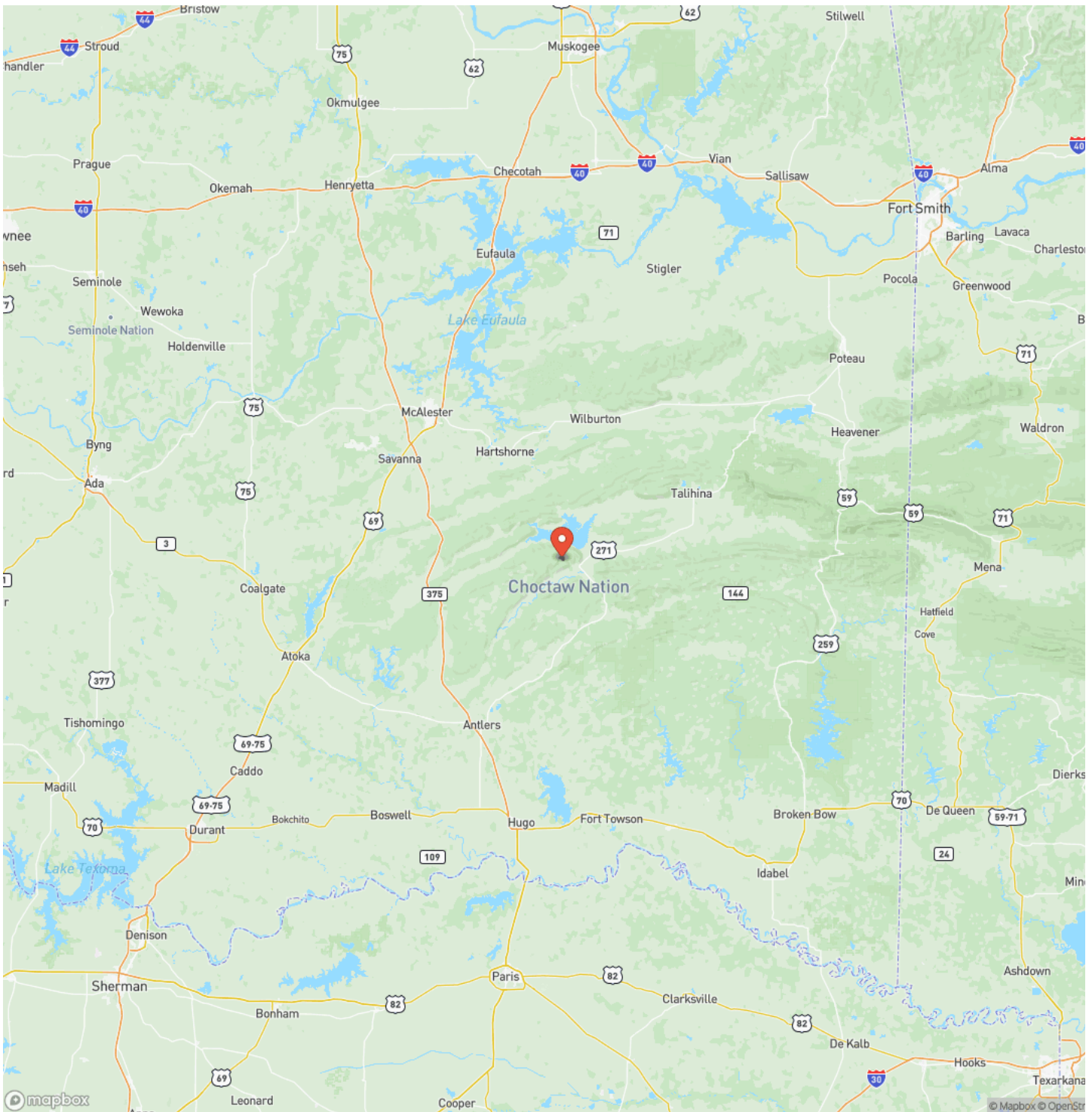
Clayton Mountainous Timber Property
Clayton, OK / Pushmataha County



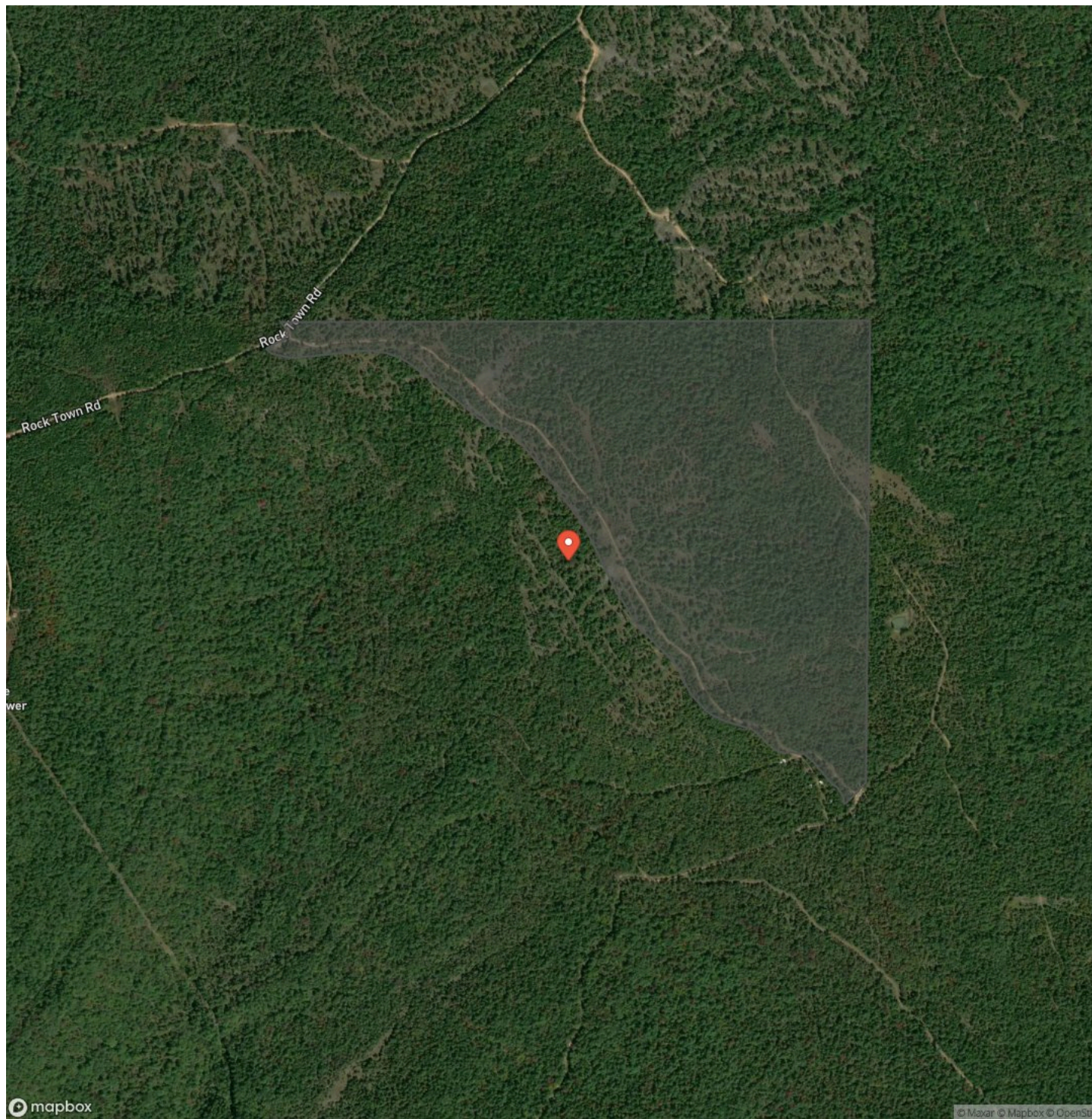
Locator Map



Locator Map



Satellite Map



Clayton Mountainous Timber Property
Clayton, OK / Pushmataha County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ty Hunter

Mobile

(918) 329-0843

Email

ty.hunter@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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(833) 873-2452
www.arrowheadlandcompany.com

