

Timber Ridge Estates Lot 1 Phase II
LOT 1 SE 1000th Ave
Tuskahoma, OK 74754

\$110,000
3.65± Acres
Pushmataha County



Timber Ridge Estates Lot 1 Phase II
Tuskahoma, OK / Pushmataha County

SUMMARY

Address

LOT 1 SE 1000th Ave

City, State Zip

Tuskahoma, OK 74754

County

Pushmataha County

Type

Lot

Latitude / Longitude

34.727066 / -95.315862

Acreage

3.65

Price

\$110,000

Property Website

<https://greatplainslandcompany.com/detail/timber-ridge-estates-lot-1-phase-ii/pushmataha/oklahoma/75852/>



Timber Ridge Estates Lot 1 Phase II
Tuskahoma, OK / Pushmataha County

PROPERTY DESCRIPTION

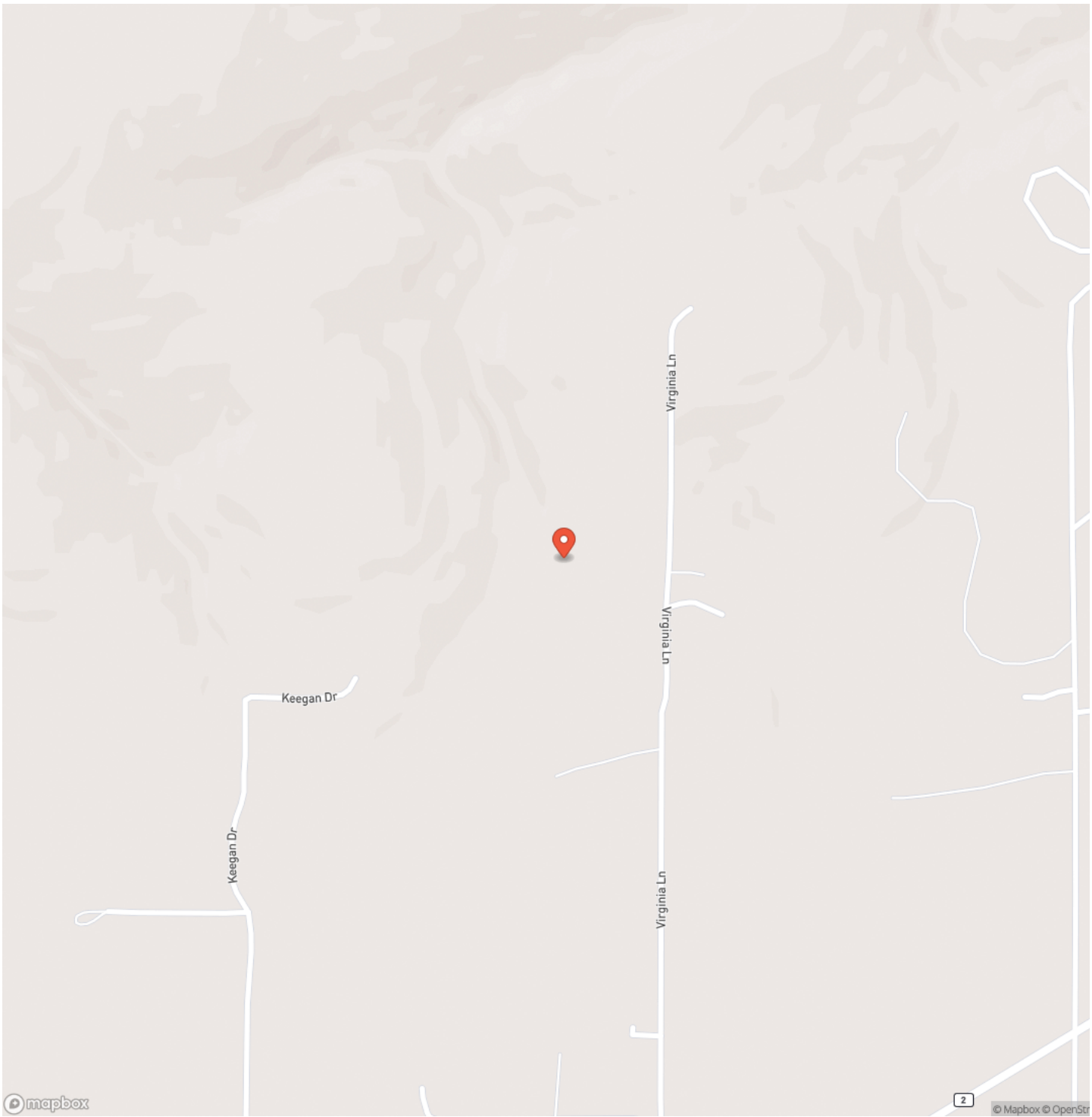
Phase II Lot 1, Awesome view of Sardis Lake and the surrounding mountains. Nestled amidst the tranquil Southeastern Oklahoma Mountains, this 3.65-acre lot is perfect for secondary living or vacation retreat. This lot is within close proximity to Sardis Lake which is a favored destination for fishing and water sports enthusiasts. Welcome to Timber Ridge Estates. An exclusive gated community that encompasses scenic hiking trails, a luxurious pavilion, and a proposed helipad and pickleball courts coming soon. Area attractions include the Quachita National Forrest, Kiamichi River, Robbers Cave, and the famous, scenic Talimena Drive. All of this conveniently located within a 3-hour drive from Dallas, OKC, and Tulsa. If you want beauty, tranquil and a peaceful setting, look no more, this is the property you have been looking for.

This pictures of the pavillion, pond and recreational area are public use areas of the community.

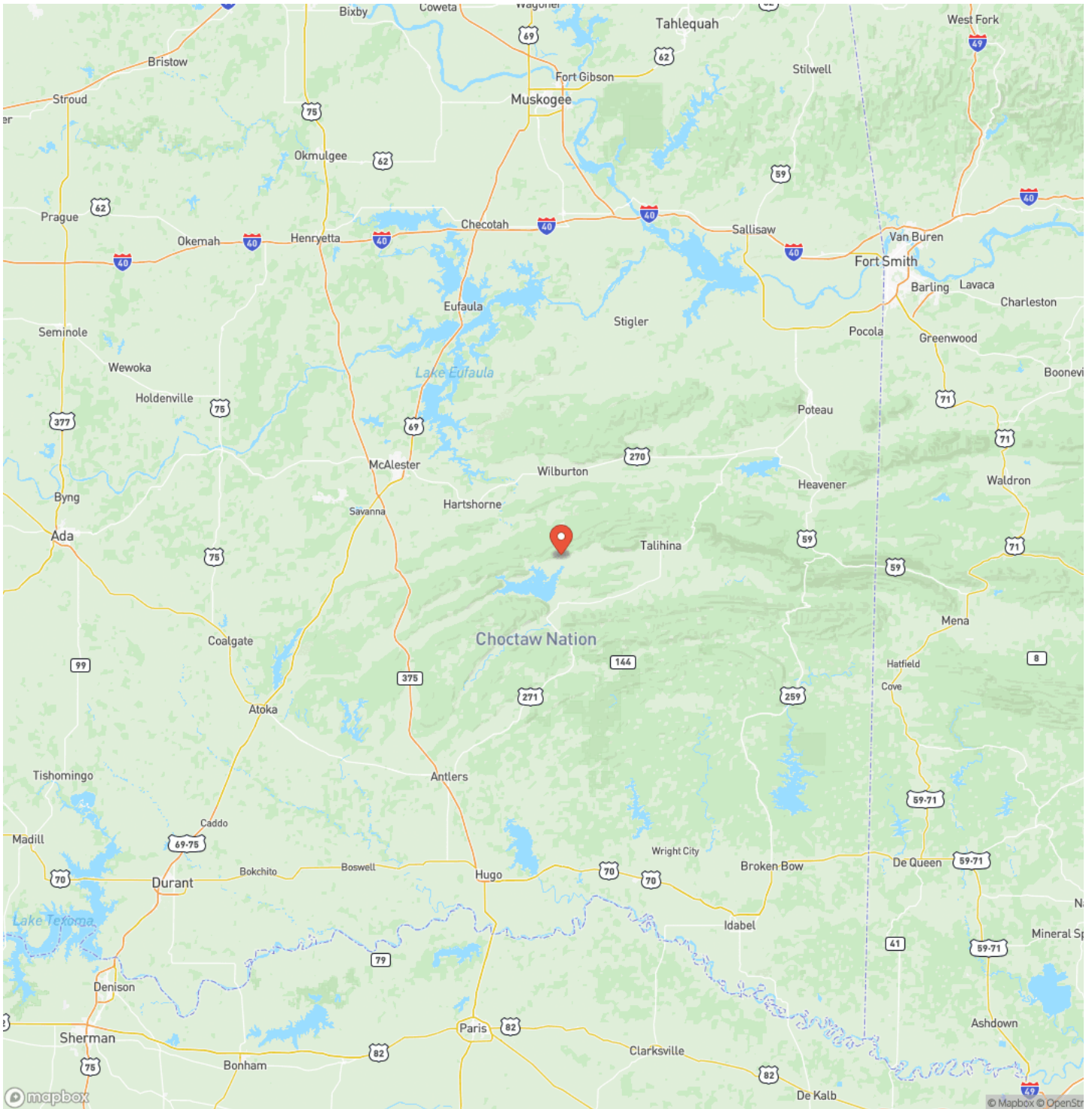
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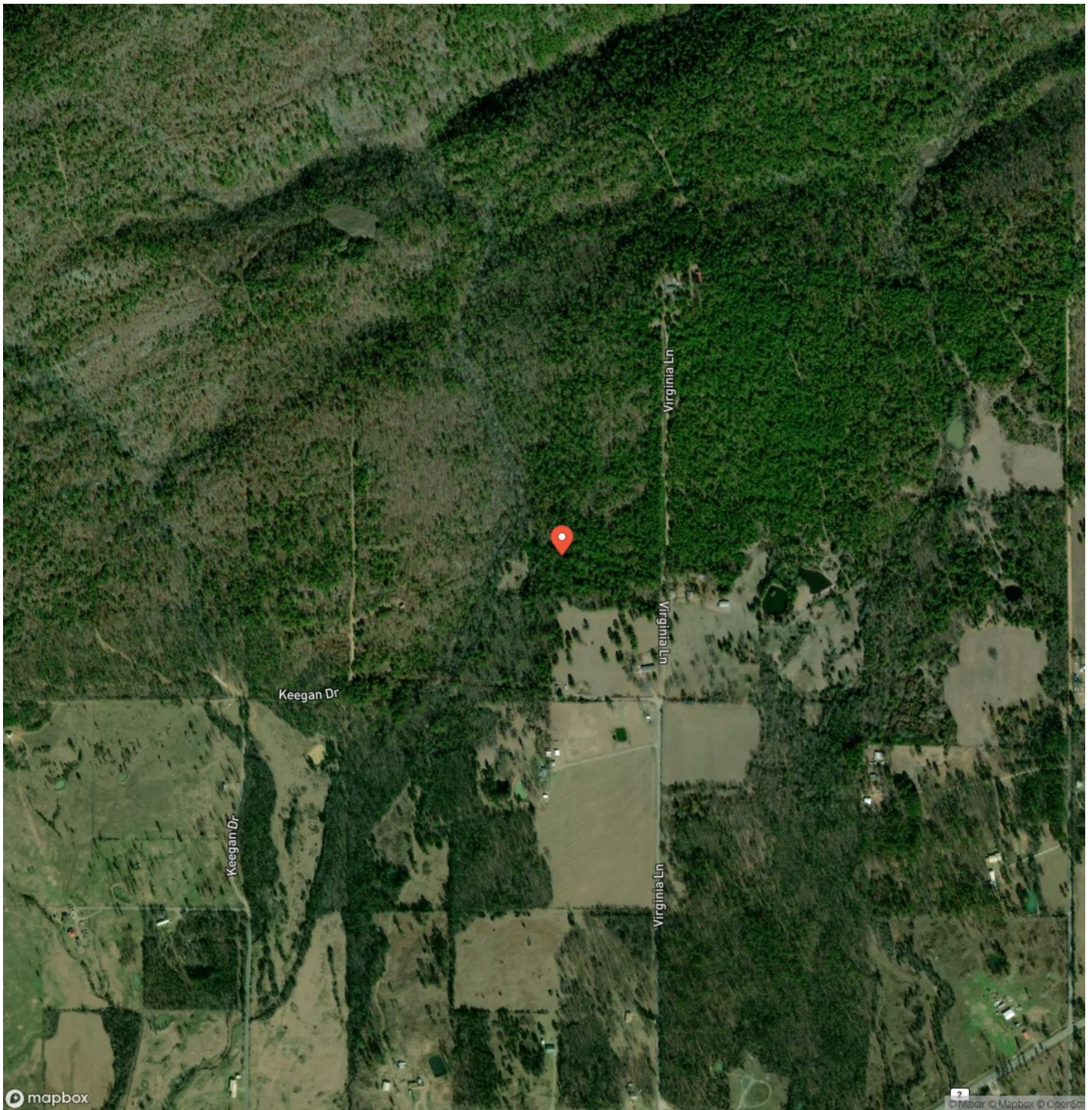
Locator Map



Locator Map



Satellite Map



Timber Ridge Estates Lot 1 Phase II
Tuskahoma, OK / Pushmataha County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kale Crocker

Mobile

(580) 216-8160

Email

kale@greatplains.land

Address

City / State / Zip

Stillwater, OK 74074

NOTES

[illegible]

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.

Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com
